

**City of West St. Paul
Economic Development Authority Minutes
November 13, 2018**

1. Call to Order

President Halverson called the meeting to order at 4:45 p.m.

2. Roll Call

Present: President Jenny Halverson
Commissioners John Bellows, Anthony Fernandez, Ed Iago, Dave Napier, Bob Pace and Dick Vitelli

Absent: None

Also Present: Executive Director Jim Hartshorn
City Manager Ryan Schroeder
City Attorney Kori Land
Finance Director Char Stark
City Clerk/Secretary Shirley Buecksler

3. Adopt the Agenda

Motion was made by Commissioner Vitelli and seconded by Commissioner Iago to adopt the agenda, as presented.

All members present voted aye. Motion carried.

4. Consent Agenda

None

5. Commissioner Comments

None

6. New Business

A. DARTS Development Agreement and Resolution

Last June, two resolutions were approved by the EDA - one to create TIF district 1-5, along with an interfund loan resolution for reimbursement of administrative costs. Similar resolutions were also adopted by the City Council.

Executive Director Hartshorn said the project includes construction of a 172-unit affordable senior rental complex to be located at 1635 Marthaler Lane. The next step is approval of the Development Agreement, which details the terms of the TIF assistance for the housing development. The terms of the Development Agreement include:

- Developer agrees to construct a 172-unit project.
- Developer agrees to start construction by December 31, 2018 and substantially complete the development by June 1, 2020.
- Developer agrees to rent at least 40% of the units to seniors (age 55+) whose income does not exceed 60% of area median income and restrictions remain in place until the end of the TIF District if necessary to preserve the City's/EDA's ability to use the TIF District for affordable housing in the City.
- Developer agrees to a minimum assessment agreement with a minimum market value of \$19,780,000 commencing as of January 2, 2021 and \$23,000,000 commencing as of January 2, 2031 through January 31, 2045.
- The EDA will issue a \$1,622,000 Pay-As-You-Go tax increment revenue note with interest at up to 4.50%.
- The TIF Note will be issued at completion of the housing development and will be paid over the course of 19 years.
- The EDA will pay the TIF Note from the TIF increment and no other funding source.
- The EDA permits the tax increments to be assigned to the Developer's lender for the construction of the development.

Commissioner Vitelli asked how we can be assured the project will be built as presented. Executive Director Hartshorn said that TIF is not generated until the project is complete.

Commissioner Iago asked if there are have been any changes since it was first presented. Executive Director Hartshorn said if there were any changes, they were very minimal and that all dates are the same.

Motion was made by Commissioner Vitelli and seconded by Commissioner Iago to adopt Resolution No. 18-07 Approving and Authorizing the Execution of a Development Agreement with WSP Senior Housing I, LLLP.

All members present voted aye. Motion carried.

7. Adjourn

Motion was made by Commissioner Napier and seconded by Commissioner Vitelli to adjourn the meeting at 4:51 p.m.

All members present voted aye. Motion carried.

Anthony Fernandez
 Vice President
 City of West St. Paul
 Economic Development Authority