

**City of West St, Paul  
Economic Development Authority  
Work Session Minutes  
January 25, 2016 at 4:30 p.m.**

**1. Open Work Session**

President David Meisinger opened the work session at 4:30 p.m.

**2. Roll Call**

Present: President David Meisinger and Commissioners Pat Armon, Ed Iago, Jay Bellows, Dave Napier, Dick Vitelli and Jenny Halverson.

Others: City Manager Matt Fulton, Executive Director/Community Development Director Jim Hartshorn, City Attorney Korine Land, Finance Director Joan Carlson and City Clerk/Secretary Chantal Doriott.

**3. Agenda Items**

Executive Director Jim Hartshorn gave an overview and introduced developer Dan Anderson, DJ Anderson Companies. Mr. Anderson said he grew up in St. Paul and has been involved in a lot of construction design projects. His father started his construction business in 1963. Mr. Anderson currently lives in Minneapolis. He mentioned the redevelopment potential in St. Paul especially around Robert Street.

**3.A. Logan Avenue Redevelopment Concept Plan Review**

Mr. Anderson presented to EDA Board and staff, a multi-family housing complex (apartment building) on the site. The units will be market rate and is a very good project for the area. He said he is more of a visionary than a developer. He wants to give the city a much needed project and what is conducive to this area. He discussed subgrade parking, on-ground parking and green space. The units would be one, two and possibly three bedrooms. There would also be an on-site community building. The fourth floor could allow approximately 25 additional units. It might be better to do half a fourth floor so it doesn't shadow Super America said President Meisinger. Mr. Anderson explained he may be able to condense the rooftop shelter awning. Com. Vitelli commented about parking. Mr. Anderson said if you moved the building back you could offer parallel parking. Could the rooftop include green space? Yes, said Mr. Anderson offering additional comment. Com. Armon asked if it would be sprinkled and it will be. Com. Vitelli is still a little concerned about parking. Commissioners were in favor of the concept plan presented.

**3.B. Bernard Street Redevelopment Concept Plan Review**

Executive Director Jim Hartshorn gave an overview. Mr. Anderson gave a presentation on a four-story, 66-unit building with retail on the bottom floor. The proposed is mixed use, market rate rental, and a much needed fit for the area. There could be TIF – we will have to discuss this in more detail. Mr. Anderson works with the Cuningham Group a lot and they understand this

type of project and are excited about it. He asked EDA to consider the four floors with the lower level housing retail and upper levels used for housing.

Comments:

- President Meisinger said he hasn't seen anything he doesn't like. He would like to see the fourth floor elevation and a rendering of the Livingston Ave roofline view, as would other commissioners.
- President Meisinger thought that the apartment complex at Bernard might be a little large for the area. Also, the structure might cause shadows (because of the size) onto abutting properties. He is excited though and is looking forward to more information on the project.
- Mr. Anderson said to keep in mind the project works at 3 floors. The 4<sup>th</sup> floor allows green space and he reviewed the site plan with members. The 4<sup>th</sup> floor allows him to go subgrade with the parking.
- City Manager Fulton asked if there were "sample projects" around the city that staff could view. Mr. Anderson said he will email pictures to Director Hartshorn with one project being in Eden Prairie.
- Com. Halverson is not too concerned about the 4<sup>th</sup> floor. She thinks the people in that area would like the green space, trees, etc.
- Com. Vitelli mentioned a project and Mr. Anderson said he will get a picture of that development to members.
- Mr. Anderson said the exterior can promote the "green" with metal and prefabricated wood that looks like wood; he would like a contemporary feel. They are thinking about the city and people.
- Com. Iago liked this Bernard project next to Sherman's project.

There were no objections from commissioners.

#### **4. Adjourn**

The EDA work session adjourned at 4:58 p.m.

*Chantal Doriott*

Chantal Doriott  
City Clerk/Secretary  
City of West St. Paul