

City of West St. Paul
EDA
March 28, 2016

1. Call to Order

President David Meisinger called the meeting to order at 8:02 p.m.

2. Roll Call

Present: President David Meisinger and Commissioners John Bellows, Jenny Halverson, Ed Iago and Dave Napier.

Commissioners Pat Armon and Dick Vitelli had excused absences.

Others: City Manager Matt Fulton, Finance Director Joan Carlson, Executive Director Jim Hartshorn, Attorney Korine Land and Recording Secretary Cindy Holzmer.

3. Adopt the Agenda

Motion made by Commissioner Napier and seconded by Commissioner Halverson to adopt the agenda. All members present voted aye. Motion carried.

4. EDA Consent Agenda Items

Motion was made by Commissioner Napier and seconded by Commissioner Iago to approve the consent agenda items as presented:

4.A. January 2016 Budget to Actual Report

4.B. February 2016 Budget to Actual Report

All members present voted aye. Motion passed.

5. Commissioner Comments

Comm. Napier encouraged residents to visit Robert Street businesses.

6. New Business

6.A. Consider Amendment to Agreement with Emerson Park Commercial Building

Comm. Dev. Direc. Jim Hartshorn presented a brief history, including that a TIF District was created and the property was rezoned to commercial. Sherman Associates is now in default as the second building was never constructed and the Minimum Assessment Agreement was never recorded. George Sherman is about \$51,000 short.

Pres. Meisinger asked City Attorney Land how enforceable any action was that they voted on tonight.

City Attorney Land stated that if they chose to do nothing, we could still go after him for the TIF deficiency. The balance of the TIF is for not building the second building. This would be a court action. If you chose to negotiate something, we could put into the Agreement and negotiate.

Comm. Iago recommend that Comm. Dev. Direc. Jim Hartshorn continue to negotiate with George Sherman and see what comes forward.

Pres. Meisinger stated that if we are going to take a lower number of \$139,000, he'd like to see the time shortened.

Pres. Meisinger stated we will wait for more information and hold off for two weeks.

6.B. Consider Amendment to Development Agreement with Venture Pass Regarding Town Center 1

Comm. Dev. Direc. Hartshorn gave a brief update on the issues arising with the Maaco and Aamco properties. Dave Carland has agreed to stay with the project and his brokerage fees are \$25,000 per building. If the Commission amends the Development Agreement, Dave Carland would lose his exclusivity and the property would become the EDA's property.

Comm. Iago stated that they are missing two board members and a lot of numbers. Comm. Iago moved to continue this item until they have the full panel of members and the numbers back from Ehlers.

Comm. Napier second the motion. All members present voted aye. Motion carried.

The Commission will try again on April 11, 2016.

7. Old Business

None.

8. Adjourn

Motion was made by Commissioner Iago and seconded by Commissioner Halverson to adjourn the meeting at 8:16 p.m. All members present voted aye. Motion carried.


David Meisinger
President