

**City of West St, Paul
Economic Development Authority
Work Session Minutes
May 23, 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, Jay Bellows, Dave Napier, Dick Vitelli and Jenny Halverson. Com Ed Iago arrived at 4:36 p.m.

Others: City Manager Matt Fulton, Assistant City Manager and HR Director Sherrie Le, Executive Director/Community Development Director Jim Hartshorn, City Attorney Korine Land, Finance Director/Treasurer Joan Carlson, Assistant Community Development Director/Planner Ben Boike and City Clerk/Secretary Chantal Doriott.

3. Agenda Items

3.A. Concept Plan Review for Westview Park Apartments

Executive Director Jim Hartshorn gave an Overview. Staff has met with the owners of Westview Park Apartment Homes to discuss purchasing 260 Marie Avenue and expanding their market rate apartment complex. The Tilsen Family (James, Daniel and Noah Tilsen) are present to gage the EDA's interest in rezoning the property to R-4 Multi-Housing Residential. Main project components include:

- Family owned and operated business with expertise in multi-family housing
- Westview Park Apartments is the largest apartment complex in West St. Paul (298 market-rate units within 16 buildings).
- Only two calls in the last two years for code violations.
- Last year there were 213 police calls - mostly minor issues. This is the lowest number of all of the apartment buildings in WSP.
- The former Southview Athletic Club would be demolished - probably with the approval of the neighbors.
- Construction on the new \$8 million dollar facility could be started this year.
- Current tax value equals \$10,000. The new estimated tax value equals \$150,000 annually.
- The facility could include 58 green energy-efficient high-end market-rate apartments.
- Potentially 58 underground parking stalls and 58 surface parking stalls.

If the Board supports rezoning 260 Marie Avenue to R-4 Multi-Housing, then staff will start the rezoning process. The developer will send the building owner a purchase offer contingent upon City approvals. They plan to request a redevelopment grant for site improvements at a future EDA meeting. The process will take about two months.

Director Hartshorn introduced Dan Tilsen who spoke on behalf of the family and the project expansion of the apartments. They are interested in learning more about what the Council and staff is interested in happening at this property. In order for their project to work they need to rezone the property.

Comments:

- Any redevelopment of the property would require replatting. The setback would occur from the street center line.
- Mr. Tilsen said they figure they may be spending upwards of \$8 million. Apartment rental would be around \$1250 to \$1600 or more as this is just an estimate for today. They will be providing parking, garages, and other amenities. We want it to be different and it will be different than what is out there now. There are no designs now but most of the discussion has been one to three bedrooms.
- Com. Halverson is strongly interested in something that is contemporary and some green space. There has been some discussion about a green roof and/or dog- leash area.
- Com. Iago thinks the roof idea is good for non-winter seasons. Since this is located by Marthaler they don't anticipate putting in a park or playground. They had a hard time marketing an adult-only apartment and they don't think they are in favor of that right now; it would be 62 and older or seniors.
- EDA has no objections at this point. Executive Director Hartshorn asked them to present something a little more concrete as far as design. Mr. Tilsen said they are still working with the property owner and there are other offers out there. They feel the next step is to secure an offer and then they would put together a viable project and get their finances in order.
- Com. Bellows asked members to clarify their position on rezoning and all are in favor.
- Mr. Zafar / Fusion is the 2nd interested party who wants to buy this building to convert into a family oriented place. We would offer families and others a place to spend time in a safe space. Com. Halverson said she knows there is interest in a family-owner type of a facility.
- Mr. Zafar said it looks like EDA members have a draft building with 58 units but there are space questions. EDA members thanked him for coming forward.

4. Adjourn

The EDA work session adjourned at 4:54 p.m.

Chantal Doriott 

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