

**City of West St, Paul
Economic Development Authority Minutes
July 11, 2016**

1. Call to Order

President David Meisinger opened the regular EDA meeting at 7:32 p.m.

2. Roll Call

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

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

3. Adopt Agenda

The agenda was approved as presented.

4. EDA Consent Agenda Items

A. Meeting Minutes of June 27, 2016.

Motion was made by Com. Vitelli and seconded by Com. Armon to approve the meeting minutes as outlined above and as presented. All members present voted in favor. Com. Iago was not present during vote. The motion carried.

5. Commissioner Comments

Com. Armon "Shop Robert".

Com. Napier reminded everyone to stay local and shop here in West St. Paul.

Com. Vitelli said be patient and frequent our Robert Street businesses.

Presidents Meisinger invited everyone to a Neighborhood Meeting; July 18 at 4:30 p.m. at Westview Park Community Room to discuss the future of the Southview Athletic Club at 260 Marie Ave.

Director Hartshorn will have additional information if you need it and Clerk Chantal Doriott post the possible quorum notice..

6. New Business

6.A. Public Hearing to consider Purchase Offer for EDA Lots

Executive Director Jim Hartshorn gave an overview. Staff has been working with Metzen Realty, Inc. to market the EDA owned lots as one package. Commissioners reviewed the properties which were purchased from 2009 to 2011. Most properties were over 60 years old, vacant, blighted, foreclosed and were purchase under market value from a bank. The average tax value for a house valued between low

to mid \$200,000s is about \$2,500 annually. Developer Green Law has done several projects similar to the proposed. Our Building Official reviewed the project and is in favor. Director Hartshorn added that the homes will be built “zero energy” and meets our code requirements. These houses could come with solar panels, more windows, things like this that make them “green” and more energy efficient.

Commissioner comments:

- What if they don't build one house per year? Attorney Land said we would get the lots back.
- Com. Napier's only concern is what does this house look like? Director Hartshorn said they will probably be different looks and all five could be different.
- Com. Vitelli would like to see what they look like and is not supportive.
- Com. Bellows said it's not one house being built per year but five houses in five years; one house in the first year and the other 4 in the next years. He would like to see the development agreement provide more of a step-guide for the builder. He would like to continue this matter if possible.
- Com. Halverson said the buildings are varied in design.
- Com. Armon asked about closing costs and Attorney Land provided answers.
- Coms. would like to continue the issue so the builder can be present to answer questions.

Motion was made by Com. Bellows and seconded by Com. Halverson to continue this item until the builder can be present. All members present voted in favor. The motion carried.

7. Old Business

There was no old business to discuss.

8. Adjourn

Motion was made by Com. Bellows and seconded by Com. Halverson to adjourn the EDA meeting at 7:45 p.m. All members present voted in favor. The motion carried.

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