



ECONOMIC DEVELOPMENT AUTHORITY MEETING

MUNICIPAL CENTER COUNCIL CHAMBERS
1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118
MONDAY, SEPTEMBER 28, 2020
IMMEDIATELY FOLLOWING THE REGULAR CITY COUNCIL MEETING

ECONOMIC DEVELOPMENT AUTHORITY MEETINGS

Economic Development Authority meetings are held in person in the Council Chambers and are open to the public with social distancing restrictions. Meetings will continue to be broadcast and streamed online for viewers to watch from the safety of their homes.

SEATING: A limited number of attendees will be allowed in the Council Chambers to view live meetings. Seats are first-come first-serve. Due to the limited seating, overflow space will be available in the City Hall lobby and the Lobby Conference Room with screens playing the meeting live.

PARTICIPATION: Due to the limited seating in the Council Chambers, those wishing to speak in person during public input items must sign up prior to the start of the meeting and will be called up to the podium one at a time. People wishing to speak in person may email the City Clerk at sbuecksler@wspmn.gov by 4:30 p.m. the day of the meeting (please include name, address and subject in email). In addition, sign-up sheets for each public input item will be available near the entrance of the Council Chambers at 4:30 p.m. the day of each meeting and collected by the City Clerk 5 minutes prior to the start of the meeting. Names will be called to approach the podium to address the Council. Those watching from overflow areas can enter the Chambers to speak when their name is called and then proceed back to the overflow area to continue viewing.

Viewers may also choose to call in via telephone to speak during public input items. A number will appear on screen during live broadcasts and streams when lines open for call-in speakers.

1. Call To Order
2. Roll Call
3. Adopt Agenda
4. Commissioner Comments
5. Public Hearing
 - 5.A. Public Hearing - Sale Of EDA Owned Property At 1010 Dodd Road

Documents:

[EDA MEMO PUBLIC HEARING LAND SALE 9-28-20.PDF](#)
[1019 SMITH - PROPERTY SURVEY - 09-14-2020.PDF](#)
[09-18-20 NOTICE OF PH FOR EDA SALE OF PROPERTY.PDF](#)
[1010 DODD QUIT CLAIM DEED 9-28-20.PDF](#)

6. Adjourn

*If you need an accommodation to participate in the meeting, please contact the ADA Coordinator at
651-552-4108 or email ADA@wspmn.gov at least 5 business days prior to the meeting
www.wspmn.gov EOE/AA*

To: **EDA President and Board**
Through: **Ryan Schroeder, City Manager**
From: **Executive Director Jim Hartshorn**
Date: **September 28, 2020**

Subject: Public Hearing for Sale of EDA property located at 1010 Dodd

BACKGROUND INFORMATION:

At the last EDA meeting, the Board reviewed options regarding a property line adjustment between 1019 Smith and 1010 Dodd. Mike Buttgerit, owner of 1019 Smith requested the property line adjustment to bring an existing fence onto his property rather than the adjacent property to the north, which is owned by the EDA.

One of the options was to sell the 10 feet of property to Mr. Buttgerit, which was supported by the Board. After a brief discussion, the Board decided to sell the property for \$4,000, plus closing costs.

FISCAL IMPACT:

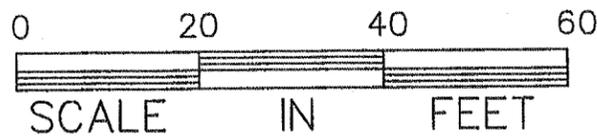
		Amount
Fund:		N/A
Department:		
Account:		

STAFF RECOMMENDATION:

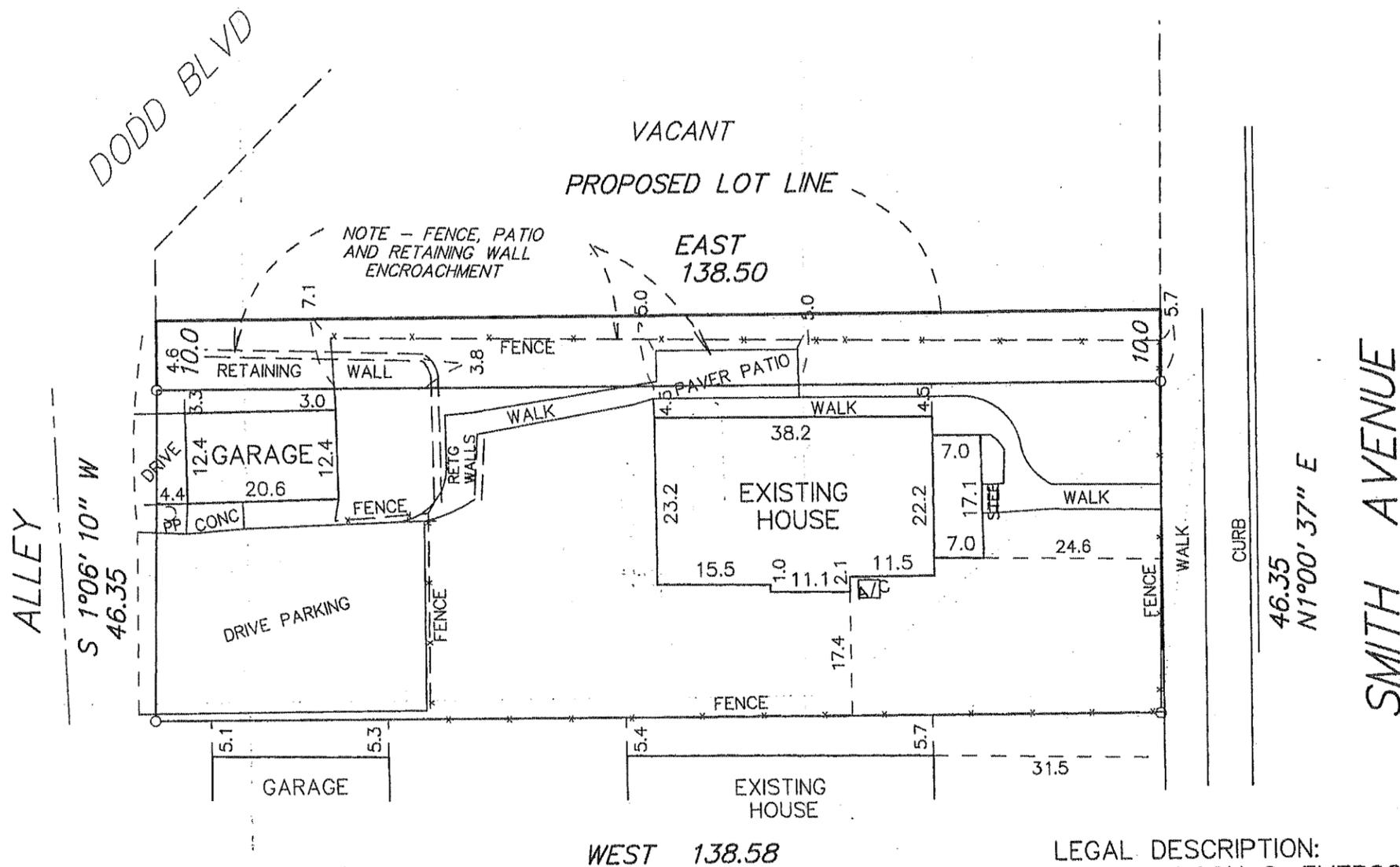
- Hold a Public Hearing and approve the land sale to Mike Buttgerit.

ATTACHMENTS:

- Property Line Survey
- Notice of Public Hearing
- Quick Claim Deed



- X992.5 = EXISTING SPOT ELEVATION.
- X(998.0) = PROPOSED SPOT ELEVATION
- = DIRECTION SURFACE DRAINAGE
- COH = CANTILEVERED OVERHANG
- OHL = OVERHEAD UTILITY LINE
- GFE = GARAGE FLOOR ELEVATION
- TFE = TOP OF FOUNDATION ELEVATION
- LFE = LOWEST FLOOR ELEVATION



LEGAL DESCRIPTION:
LOT 2, BLOCK 2, EMERSON
ADDITION, DAKOTA COUNTY., MN.

PROPOSED
AND THE SOUTH 10.0 FEET OF
LOT 1, BLOCK 2, EMERSON ADDITION
AREA = 1364 SF

ADDRESS—
1019 SMITH AVENUE S
WEST ST. PAUL, MN
PID#42-23750-02-020

LOT AREA = 6417 SF/ 0.14 AC

7/8/2020 PROPOSED LOT LINE

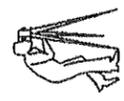
PROJECT NO.	BOOK
DATE MAY 12, 2020	PAGE
REVISIONS	

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

FRANK R. CARDARELLE REG. NO. 6668

PROPOSED LOT
LINE REALIGNMENT

BUTTGERT/LEWANDOWSKI
1st RESIDENCE



Land
Surveyor
Frank R. Cardarelle
6440 FLYING CLOUD DRIVE
EDEN PRAIRIE, MN 55344
952-941-3031

To: **Planning Commission**
From: **Melissa Sonnek, City Planner**
Date: **August 18, 2020**

Plat Review for Property Line Adjustment between 1019 Smith and 1010 Dodd – Michael Buttgerreit

REQUEST:

Mr. Buttgerreit is requesting the review of a proposed property line adjustment to bring an existing fence onto his property rather than the adjacent property to the north 1010 Dodd Road, which is owned by the West St. Paul Economic Development Authority (EDA). The proposed adjustment is to move the existing property line 10ft north of where it is currently located.

ATTACHMENTS:

Application/Notice
Engineering Review
Property Survey
Staff Presentation



CURRENT USES AND ZONING:

	Use	Zoning
Subject Property	Residential - Single Family Home	R1A – Single Family
Properties to North	N/A – Vacant Lot	B2 – Neighborhood Business
Properties to East	Commercial – Dodd Way Shopping	B2 – Neighborhood Business
Properties to South	Residential - Single Family Home	R1A – Single Family
Properties to West	Commercial – Office Building	B2 – Neighborhood Business

ANALYSIS:

Lot Summary

Gross Acres – 0.14 Acres (6,417 sq. ft.)

Proposed Addition: 1,364 sq. ft. (southern 10ft of 1010 Dodd Rd).

Existing Conditions

As detailed above, the existing lot contains a single family home and a detached garage. The proposed property line adjustment will bring an existing fence and retaining wall legally back to the 1019 Smith Ave. property.

ENGINEERING REVIEW:

The City Civil Engineer reviewed the plat application and requested the property dedicate 10 foot utility/drainage easements along the eastern property line (Smith Ave.) and 5 foot easements along all other property lines.

STAFF RECOMMENDATION:

Staff recommends the APPROVAL of the PROPERTY LINE ADJUSTMENT between 1019 Smith Avenue and 1010 Dodd Road, subject to the following conditions:

1. Property line adjustment is contingent upon the EDA sale/purchase agreement for the 10ft of property detailed in the survey, and
2. Property owner shall provide drainage and utility easements around the perimeter of the property as noted in the Engineering memo dated August 6, 2020.

Timeline

August 18 – PC Public Hearing

August 31 – CC Public Hearing

**CITY OF WEST ST. PAUL
ECONOMIC DEVELOPMENT AUTHORITY**

**NOTICE OF PUBLIC HEARING TO APPROVE SALE OF PROPERTY
LOCATED WITHIN THE CITY OF WEST ST. PAUL, MN**

NOTICE IS GIVEN that the West St. Paul Economic Development Authority will hold a Public Hearing to approve the sale of certain EDA property generally located at the south 10.0 feet of Lot 1, Block 2, Emerson Addition, West St. Paul, Dakota County, Minnesota to Michael T. Buttgerreit and Sarah N. Lewandowski, joint tenants. The parcel proposed to be sold is identified as follows: PID: 42-237530-02-010.

WHEN: Monday, September 28, 2020, immediately following the City Council Meeting starting at 6:30 p.m.

WHERE: City Hall, 1616 Humboldt Avenue, West St. Paul, MN 55118

The scheduled hearing is for the purpose of determining whether the above described property should be sold. Persons who desire to be heard with reference to the proposed sale will be given the opportunity to be heard at this Public Hearing. If you are unable to attend the hearing but would like to provide input, you are encouraged to submit written comments. Information on this application can be obtained from the Community Development Director Jim Hartshorn at 651-552-4140.

For Informational Purposes Only – Not for Publication

Shirley R Buecksler
City Clerk

Published: September 18, 2020
Twin Cities Pioneer Press

Posted: September 16, 2020
City Hall

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED

Business Entity to Individual(s)

eCRV number:

DEED TAX DUE: \$

DATE: **September 28, 2020**

FOR VALUABLE CONSIDERATION, **West St. Paul Economic Development Authority, a public body corporate and politic of the City of West St. Paul**, a municipal corporation under the laws of Minnesota ("**Grantor**"), hereby conveys and quitclaims to **Michael T. Buttgerit and Sarah N. Lewandowski** ("**Grantees**") as joint tenants, real property in **Dakota** County, Minnesota, legally described as follows:

South 10.0 feet of Lot 1, Block 2, Emerson Addition, West St. Paul, Dakota County

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

West St. Paul Economic Development Authority

By: _____

David J. Napier

Its: President

By: _____

James Hartshorn

Its: Executive Director

State of Minnesota, County of **Dakota**

This instrument was acknowledged before me on September 28, 2020 by David J. Napier and by James Hartshorn as President and Executive Director of the West St. Paul Economic Development Authority.

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Korine Land
633 South Concord Street
Suite 400
South Saint Paul, MN 55075

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
Michael T. Buttgerit and Sarah N. Lewandowski
1019 Smith Ave South
West St. Paul, MN 55118