



ECONOMIC DEVELOPMENT AUTHORITY MEETING

MUNICIPAL CENTER COUNCIL CHAMBERS
1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118
MONDAY, JANUARY 10, 2022

Immediately Following the City Council Meeting

One or more council members may be attending this meeting virtually.

1. Call To Order

2. Roll Call

3. Adopt Agenda

4. Commissioner Comments

5. EDA Consent Agenda Items
 - 5.A. Approve Minutes Of The November 22, 2021 Regular EDA Meeting
Documents:
[11.22.21 REGULAR EDA MINUTES.PDF](#)

6. Public Hearing

7. New Business
 - 7.A. Closed Session - Consider The Sale Of Real Property
Documents:
[CITY COUNCIL ACTION ITEM - CLOSED SESSION.PDF](#)

8. Old Business

9. Adjourn

651-552-4108 or email ADA@wspmn.gov at least 5 business days prior to the meeting
www.wspmn.gov EOE/AA

**City of West St. Paul
Economic Development Authority Minutes
November 22, 2021**

1. Call to Order

President Napier called the meeting to order at 8:03 p.m.

2. Roll Call

Present: President Dave Napier
Commissioners Wendy Berry, Julie Eastman, Lisa Eng-Sarne,
Robyn Gulley, John Justen, and Dick Vitelli

Absent: None

Also Present: Executive Director Nate Burkett
City Attorney Kori Land
Police Chief Brian Sturgeon
Marketing & Communications Manager Dan Nowicki
Community Development Director Ben Boike
Public Works & Parks Director / City Engineer Ross Beckwith
Finance Director Char Stark
EDA Secretary Nicole Tillander

Paul Tucci, Oppidan – Executive Vice President of Development

3. Adopt the Agenda

Motion was made by Commissioner Vitelli and seconded by Commissioner Justen to adopt the agenda with an amendment to add item 7B. Closed Session.

Vote: 7 ayes / 0 nays. Motion carried.

4. Commissioner Comments

5. EDA Consent Agenda

Motion was made by Commissioner Eng-Sarne and seconded by Commissioner Gulley to adopt the following items on the Consent Agenda:

- A. Approve Minutes Of The August 23, 2021 EDA Work Session And Regular EDA Meeting
- B. EDA Financial Update Through October
- C. Excess Liability Insurance
- D. Business Subsidy Policy

- E. Thompson Oaks Redevelopment Phase II – Termination Of Existing Development Agreement And Sale Of Property through EDA Resolution 21-004 Terminating and Cancelling the Contract for Private Redevelopment with KTJ 339, LLC and Rescinding, Terminating and Releasing Resolution No. 20-04.

6. Public Hearing

- A. Thompson Oaks Redevelopment Phase II – Development Agreement & Sale Of The Property

Community Development Director Ben Boike presented information; asking for review of the Development Agreement, hold the public hearing for the sale of the property, and approve the proposed Resolution approving the Development Agreement and Sale of Property.

Oppidan representative, Paul Tucci answered questions and concerns; issues discussed included density, parking, type of residence, number of units and soil mitigation. As this is concept level, these issues can be addressed further at site plan level.

Public hearing was opened at 8:42 p.m. No one from the public addressed the commission.

Motion was made by Commissioner Eng-Sarne and seconded by Commissioner Berry to approve the development agreement and sale of the property through EDA Resolution 21-005 Approving Sale of Property to KTJ 339, LLC for Redevelopment Purposes and Approving the Related Development Agreement.

Vote: Eng-Sarne – aye
Berry – aye
Eastman – aye
Gulley – aye
Justen – aye
Vitelli – aye
Napier – aye
7 ayes
Motion carried.

7. New Business

- A. Application For A Commercial Exterior Grant – 1375 Robert Street

Community Development Director Ben Boike presented the application, staff recommends approval of commercial exterior grant in the amount of \$10,000.

Owner was present, no questions but thanked him for staying late and making the improvements to the building. Motion was made by Commissioner Eng-Sarne and seconded by Commissioner Gulley to approve the grant application as presented.

Vote: Eng-Sarne – aye
Gulley – aye
Berry – aye
Eastman – aye
Justen – aye
Vitelli – stepped out of chambers
Napier – aye
6 ayes
Motion carried.

B. Closed Session – Sale of Property

Motion was made by Councilmember Justen and seconded by Councilmember Berry to close the meeting pursuant to Minn. Stat. 13D.05 subd. 3(c)(3), to consider offers for the sale of real property located at 1500 Crawford Drive.

8. **Old Business**

There was no old business.

9. **Adjourn**

Meeting adjourned after completion of closed session.

David J. Napier
President
City of West St. Paul

Subject: Closed Session - Consider the Sale of Real Property

Meeting Date: January 10, 2022	
Submitted/Presented by/Department: Nate Burkett, City Manager/Executive Director	
Action Type	
<input type="checkbox"/> Consent Item	<input checked="" type="checkbox"/> Discussion/Direction
<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Informational Only
<input type="checkbox"/> Action/Motion	<input type="checkbox"/> Report
<input type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Other: Closed Session
Action	
Close the meeting in accordance with MN Statute Chapter 13D.05 Subd 3(c)3 to discuss offers for the sale of property owned by the EDA located on Crawford Drive.	
Background	
Attachments	
Previous Relevant Actions	
Alternatives	
Financial	
Budgeted: <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Financial Impact
Fund: Click or tap here to enter text.	Click or tap here to enter text.
Department: Click or tap here to enter text.	
Account: Click or tap here to enter text.	
Amount: Click or tap here to enter text.	