

**City of West St. Paul
Economic Development Authority
Work Session “A” Minutes
March 11, 2019**

1. Call To Order

President Napier called the EDA Work Session “A” meeting to order at 6:08 p.m.

2. Roll Call

Present: President Dave Napier
Commissioners Wendy Berry, Lisa Eng-Sarne,
Anthony Fernandez, John Justen, Bob Pace, and Dick Vitelli

Absent: None

Also Present: Executive Director Jim Hartshorn
City Manager Ryan Schroeder
City Attorney Kori Land
Police Chief Manila Shaver
Parks and Public Works Director Ross Beckwith
Finance Director Char Stark
City Clerk/Secretary Shirley Buecksler

3. Agenda Items

A. North Gateway Development Proposal

Executive Director Hartshorn said Sweet Living made a proposal a year ago to Dakota County but it was turned down. He said the Applicant is back with another proposal for a 22,000 square foot facility with 32 single beds and 14 units of memory care. Hartshorn said they may need a variance.

For transportation purposes, Hartshorn said they need to be on Robert Street. He also said they need their proposal approved by the Dakota County Community Development Agency (CDA) and that the Council’s approval may help their chances with the CDA.

Joe Larson, CEO and Owner of Sweet Living and Hampton Companies, answered questions from the Council.

Councilmember Vitelli asked what the monthly fee is for assisted living. Mr. Larson said \$989 base plus services. On average, he said it is about \$6,200 per month with services. He said this is an end of life transition.

Mr. Larson said they employ about 25 staff at the facility. Mr. Larson provided plan two options for Council’s review. Councilmember Vitelli said he likes it and that it fits the block well.

Mr. Larson said they put an offer in to the CDA. Hartshorn said they are meeting in April.

Mayor Napier said we need to look at all areas. He suggested asking the CDA how this ties in to the business across the street. Mr. Larson said they may look across the street for a second phase in the future.

Councilmember Vitelli said he likes the look of their Little Canada facility. Mr. Larson invited Council to visit and look at it in person.

Councilmember Fernandez said he is in favor of moving forward with this.

Hartshorn said he spoke with the CDA this morning who said they like it but need to be sure it's what the City wants.

Councilmember Vitelli asked if there is a demand for beds; Mr. Larson said the demand is pretty high.

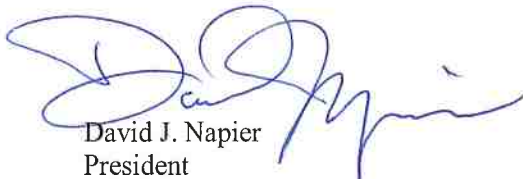
City Attorney Land said this will come back with comp site plans. She said if Council rezones it, the Council will have a planning application to review.

Council agreed that they like it and thanked Mr. Larson for coming to the meeting.

4. Adjourn

Motion was made by Commissioner Justen and seconded by Commissioner Eng-Sarne to adjourn EDA Work Session "A" meeting at 6:20 p.m.

All members present voted aye. Motion carried.



David J. Napier
President
City of West St. Paul