

City of North Saint Paul
February 20, 2018
Adopted City Council Workshop Meeting Minutes

I. CALL TO ORDER

Mayor Kuehn called the meeting to order at 5:03 p.m.

II. ROLL CALL

Present: Council Member Terry Furlong
Council Member Candy Petersen – arrived at 5:08 p.m.
Council Member Tom Sonnek
Council Member Jan Walczak
Mayor Mike Kuehn

Staff: Interim City Manager Craig Waldron, Finance Director Jeanne Day, Deputy Clerk Mary Mills, Community Development Director Paul Ammerman, Fire Chief Scott Duddeck.

Guests: Terre Heiser, Roseville IT

III. ADOPT AGENDA

On motion by Council Member Furlong, seconded by Council Member Sonnek, Council Member Petersen absent for vote, with Council Members Furlong, Walczak, Sonnek and Mayor Kuehn present voting aye (4-0), motion carried to approve the agenda as presented.

IV. TOPIC(S)

A. Granicus/iLegislate Update 5:00 p.m.

Fire Chief Duddeck and Terre Heiser of Roseville IT discussed options for the delivery and use of the city council agendas. A current cost analysis was presented as well as the cost for using other agenda preparations and eliminating the Granicus platform.

In June of 2017 the City Council transitioned from an iPad version of iLegislate for agendas to a laptop web based version. This transition has created some issues. There are several inefficiencies with this platform. Ideally, staff prefers to move away from the Granicus platform entirely and introduce a PDF version only of the agenda packet. This platform would still allow for the agendas to have linked bookmarks and allow council members to highlight and take notes on their agendas.

Terre Heiser of Roseville IT presented the issues we are currently experiencing, as well as provided options if we move away from Granicus. There was discussion related to using laptops versus iPads.

The council authorized staff to move forward with a transition plan to move away from the Granicus platform and use a PDF version of the agendas, as well as look into upgrading the current iPads to a larger version and repurposing current iPads and the city council issued

laptops. Council requested that this be brought forward to the regular council meeting for official authorization.

B. Review the Letter of Intent, from Bruggeman Builders, LLC, to purchase the City-Owned property at 2329 17th Avenue East (17th & Delaware) for a residential development. 5:45 p.m.

Paul Ammerman presented a request for approval of the Letter Of Intent, from Bruggeman Builders, LLC, to purchase the City-Owned property at 2329 17th Avenue East (17th & Delaware) for a residential development.

The city-owned property at 17th & Delaware, which was previously owned and operated by religious organization, has sat vacant for many years. Several other developers have considered redeveloping the property for various residential uses, but have backed away due to difficulties of developing an irregular shaped parcel.

Bruggeman Builders, LLC has submitted a Letter Of Intent to purchase the 2.47 acre property for \$70,000 and construct several residential units, ranging from 7 twin homes to a 30+ unit apartment building, that best meet the City's desires for the neighborhood. Bruggeman Builders would begin construction of the development in 2018, resulting in a significant new tax base to be assessed in 2019.

Staff has reviewed the land purchase proposal and recommended approving the Letter Of Intent.

Council Member Walczak inquired if the previous plans for a high density unit on that parcel could be reviewed just as a reference point. Staff will follow up on this. Scott Duddeck indicated that the sanitary sewer would need to be relocated at the developer's expense. All storm sewers were upsized in a street repair project several years ago.

Mayor Kuehn noted that he would like a review of the City's Ordinance related to the review of housing projects by the Design Review Commission. Currently they only review downtown items.

Council authorized staff to move forward with negotiating the purchase of the property, and indicated they would prefer the side-by-side or row housing concept, going with lesser density designs, and staying away from the higher density options. Council requested that this be brought forward to the regular city council meeting for formal authorization.

C. Anchor Block Property Redevelopment Proposal from Inland Development Partners. 6:00 p.m.

Paul Ammerman presented an Anchor Block Property Redevelopment Proposal from Inland Development Partners. Inland Development Partners is considering the purchase, and redevelopment, of the north and south parcels of the former Anchor Block property (approx. 19 acres). The south parcel concept envisions a 108 unit row townhome development. The north parcel concept calls for a multi-tenant/owner mixed-use commercial development.

The developer has calculated their preliminary cost and revenue numbers to purchase the property and make the necessary land development improvements needed prior to constructing the various structures. Based upon the developer's initial land redevelopment figures, they have

identified losses for both parcels. In order for the project to be profitable for the developer, the city may have to provide public infrastructure assistance (e.g. tax increment financing, etc.).

Ammerman reviewed the project's merits, and community impacts, with the Council to determine the Councils' interest, and level of support for the proposed project and public infrastructure assistance levels.

Council authorized staff to move forward with negotiations for the purchase of the property and continued concept plans that would fit the north and south parcels, as well as possible public infrastructure assistance.

V. OTHER BUSINESS

There was no other business.

VI. ADJOURNMENT

There being no further business, on motion by Council Member Petersen, seconded by Council Member Furlong, with all present voting aye (5-0), Mayor Kuehn adjourned the workshop meeting at 6:30 p.m.

/s/ Michael R. Kuehn, Mayor

Attest:

/s/ Mary Mills, Deputy Clerk