

**MEETING MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
May 8, 2018
4:00 PM**



North St. Paul City Hall – Sandberg Room
2400 Margaret Street

I. CALL TO ORDER

The meeting was called to order at 4:00 pm.

II. ROLL CALL

Present: Robert Dew, Chair
Tom Schifsky
Terry Furlong, City Council Member
Mike Kuehn, Mayor
William Fairbanks
Richard McNamara, Treasurer
Jan Walczak, City Council Member

Absent: None

Staff: Paul Ammerman, Community Development Director, Craig Waldron,
Interim City Manager

Others: Paul Bruggeman, Bruggeman Builders, LLC

III. ADOPT AGENDA

On motion by Terry Furlong, seconded by Rich McNamara, with all present voting aye, motion carried to adopt the agenda.

IV. CONSENT AGENDA

A. Approve the March 13 meeting regular meeting minutes

On a motion by Mike Kuehn, seconded by Bill Fairbanks, with all present voting aye, the motion carried to approve the March 13, 2018 minutes.

V. MEETING OPEN TO PUBLIC

Note: This is a courtesy extended to persons wishing to address the Commission concerning issues that are not on the agenda. This discussion will be limited to 15 minutes.

No public was in attendance at this meeting.

VI. STRATEGIC INITIATIVES & PROJECTS

A. Bruggeman Builders (17th & Delaware) Twin Home Housing Project-Paul Bruggeman presentation- Bruggeman provided an overview of his planned development. The plan envision some 8 twin home units covering mostly the western portion of the 2.4 acre property. The 2-story units would be approximately

1,400 SF in total each with an attached single stall garage. There are no set plans for the enclosed part of the parcel, other than an area for storm water management and possibly a garden area for residents. He then described his business plan for the development was to retain ownership and lease the units to tenants. He said there was a strong demand for larger, home-like rental properties. This market includes young professionals, near-retirement/retires individuals and divorced individuals. Comments from EDA/Council members include:

- Mayor: Good fit for property. Well build, good looking and quality development. The project would satisfy the changing housing trend were rental options are much more accepted and desired. This would expand the city's rental options to include a higher end product. The development would also have strong management, with ongoing maintenance.
- Robert: Addressed the advantages of a PUD vs. rezoning. With a PUD you could require some type of guidelines for ongoing maintenance. Stated that all the units would be market rates. He questioned whether they might be an opportunity to development more of the parcel. In the very least we should have an understanding of the intended future use of the lot. Overall the project meets a good niche in the housing marketplace, especially with empty nesters and young professionals. He stated that this development would be a good additional replacement to the existing housing stock. It would get another large parcel back on the tax rolls. He suggested that that the rental aspect of the project would have a limited impact to residents and the neighborhood. Niche rental stock is a good thing for the community.
- Rich: Stated he would caution the city against being too restrictive of what the developer could/could bot do with the undeveloped portion of the property in the future. It may make sense to sell off that are to existing adjacent homeowners for example. Being too restrictive may prevent those types of actions. He liked the garden concept for the interior of the parcel. He felt the concept presented was a dense as should be allowed.
- Jan: She spoke about her concern with proper storm water management for the area. She mentioned that the area has had problems with flooding in the past and wanted to avoid added to the flooding/drainage problems in the future. Bruggeman stated that his project would control all of the sites future storm water with an on-site ponding system.
- Bill: The described project fits a great niche for the young, old and divorced sectors of the population looking for higher quality rental housing that has the feeling of a single family unit.
- Terry: Agree with rental trend in housing choice, especially for young adults. Looks like a quality development that would be an asset to the community.
- Tom: Would be in support of described housing type and rental option for this property and area of town.

A motion by Rich, second by Bill, in support of the Bruggeman twin home rental project, and recommending that the city council approve the project. With all voting aye, the motion passed.

- B. Available Property for Potential Redevelopment Review (Luther properties, Jamarick, Pole Barn Buildings, Dental Offices, Mueller, BP Station).Members

discussed the need for the EDA/City to consider purchasing key redevelopment properties as they become available in the marketplace. Site control is a key factor in successful redevelopment projects.

C. Anchor Block Property

- Housing Project Development Issues: National home builders are finding NSP to be a risky/tough market to do a significant dense housing project. Housing construction costs are rising and area market rents are lower than many other metro locations. Developer is looking for a local housing developer that would have a better understanding of the local market and willing to dig deeper into the market potential. Inland is having some success in find commercial/retail users for the northern portion of the property.

D. Commerce Park

- Suite Living Update: Developer has secured financing and a favorable appraisal for the project. The city development agreements are nearing final form. Land acquisition closing should occur within the next few weeks.

E. Old City Hall Site Development-EDA Project Discussion: Contacted developers are having a difficult time making a missed-use project (commercial 1st floor, housing above) feasible. The downtown site has similar cost/return issue as Anchor Block. A local entity has secured the “old blue barn” property and may be interested in partnering with the city and other local investors is a mixed-use project.

F. Dave Szczepanski Replacement: Tanya Bell decided not to become an EDA member. Don Jensen remains interested and Terry will invite him to the July EDA meeting.

VII. TREASURER REPORT

A. Would like to have EDA keep momentum going on the Target area/MN Agency on Aging property. Would also support spending EDA funds to market/develop concept plans.

VIII. CHAIR REPORT

A. Recommended EDA partner with Tonya Bell on a broader redevelopment for the area around the Metro Aging building. This may be a good site for high density housing. Potential use of EDA funds to paint a picture of what could be possible at site. The EDA could also enter into an agreement to market a consolidated parcel, then do design concepts for the area.

IX. MAYOR REPORT

A. Indicated that the School District is planning some major renovations to some of their school buildings, including Richardson in NSP. Improvements include interior and exterior renovations, as well as adding pre-K spaces and traffic flow improvements.

X. REPORTS FROM EDA MEMBERS

- A. Terry F. said that Don Jensen is interested in the open EDA board position, and will be invited to the July meeting. The Mayor will recommend to the City Council his appointment to the EDA.
- B. Rich- Will contact Chris Thorsen to discuss identifying a NSP BA liaison to the EDA. Brett Garry (Garry Insurancecenter) might be a possible candidate.

XI. FUTURE BUSINESS

- A. Tonya Bell-Metro Area Agency on Aging Building sale and EDA Development partnership potential.

XII. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:00 pm.

Next regular meeting: July 10, 2018 at 4:00 pm.