

Housing & Redevelopment Authority
June 19, 2018
Adopted Regular Meeting Minutes

I. CALL TO ORDER

Chair Kuehn called the meeting to order at 8:23 p.m.

II. ROLL CALL

Present: Chair Mike Kuehn, Commission Members Terry Furlong, Candy Petersen, Jan Walczak, Tom Sonnek and Executive Director Dr. Craig Waldron.

Staff: Scott Duddeck, Mary Mills, Paul Ammerman, Soren Mattick.

III. DIRECTOR REPORTS & PROJECT UPDATES

There were no reports.

IV. HRA ACTION ITEMS & RECOMMENDATIONS

A. Purchase agreement for 2393 Margaret Street.

Executive Director Waldron noted that Council support for this project originally emanated from the Economic Development Authority (EDA). The EDA had taken a look at parcels and critical areas where, when opportunity arrives, we ought to consider purchasing the property. This does coincide with what the EDA had recommended in terms of considering the assemblage of various parcels.

Fire Chief Scott Duddeck presented a request authorizing staff to complete the purchase of 2393 Margaret Street by the HRA.

The property, which was a former dental office, has been vacant since the fall of 2017. Condolences to the Surface family. Mr. Surface passed away last fall. Staff has been in contact with the family since then regarding the potential purchase of the property. The family is now looking ahead to the sale of the property. The purchase of the property will allow for the parcel to be combined with existing adjoining city owned property for redevelopment of the area.

Staff has negotiated a purchase agreement in the amount of \$175,000 plus closing costs and taxes. If approved the City would be prepared to close the sale on or before June 30, 2018.

Member Petersen moved and Member Sonnek seconded, to authorize staff to complete the purchase of 2393 Margaret Street by the HRA for an amount of \$175,000 plus closing costs and taxes, and requesting that staff shall prepare a resolution dispensing with the Planning Commission review and authorize the Chair to sign said resolution. Motion passed 5-0. (HRA Resolution No. 2018-001).

Member Walczak inquired if there were any plans set for that location. Duddeck stated that there is nothing in place at this point. Staff will be looking at potential development plans and

work on acquiring the other parcel as soon as possible. Duddeck stated that one possible concept for this parcel is a “student build on steroids” looking at bringing in the St. Paul College, 916 and different trades, and really doing something on a larger scale that would benefit a multitude of different trades.

B. Joint Powers Agreement (JPA) Student Built housing for 2046 1st Street.

Duddeck presented the 2018-2019 JPA by and between the City of North Saint Paul Housing & Redevelopment Authority (City and HRA), a Minnesota Municipal Corporation, and the Northeast Intermediate School District 916, on behalf of the Career and Technical Center (CTC) for a student built project at 2046 1st Street. It is the 10th anniversary of 916 working with the City of North St. Paul. Staff is looking forward to the continued partnership there and doing something special to recognize that.

Member Petersen moved and Member Furlong seconded all aye to approve the 2018-2019 JPA by and between the City of North Saint Paul Housing & Redevelopment Authority (City and HRA), a Minnesota Municipal Corporation, and the Northeast Intermediate School District 916, on behalf of the Career and Technical Center (CTC) for a student built project at 2046 1st Street.

C. Presentation update from Century 916.

Scott stated staff is working simultaneously on trying to finalize the plans for next year’s home to be approved at the next HRA meeting. The goal is have a house plan completed and approved so that the foundation/basement can go in now to allow grading of the two lots together, and not have an issue of doing a final grade on an existing house and then trying to blend everything together. Staff is working with the church to remove old plants and install new trees.

Tom Spehn, Instructor, thanked the council for this opportunity. The current project is expected to be completed the second week of July, with an open house the third week of July. Some of the biggest challenges are the scheduling of the trade partners and sub-contractors. There is such a shortage of skilled labor in the Twin Cities area that schedules had to get adjusted and monitored. Tom would like to produce the brochure again recognizing the City of North St. Paul and the trade partners, as well as people who have donated to the student built home. 916 was also able to give out some scholarships. Spehn updated the council on where the students are going. These students made educated career decisions based on what they want to do with their future. 12 will enter carpentry, 9 electrical field, 4 military, 2 HVAC, 1 stone mason, 2 sheet metal, 1 into architecture, 1 into pipefitters, 4 undecided and 3 other. At a job fair on May 24th a former student from North St. Paul High School, who took Tom’s program in 2006, Derrick Anderson, stopped at the current project house. After he graduated he bought a hammer, then started working for a remodeler, and then he bought the guy out, and has his own business. He came and talked to Tom’s students and handed out applications.

Katherine Harrington, teacher in the Interior Design Program at Century College, and they partner with the 916 CTC project. Students Jessica Potter and Brenna Hill stated they enjoyed being a part of this and it was a great learning experience. The design of this house is representative to the original farm that once was Nelson’s Farm. They shared the color schemes, fixtures and materials for the home.

Tom Spehn addressed the council again. He noted that enrollment for this year is up. There is actually a waiting list. The program is growing, thanks to the City helping out for a couple years to keep the first time block open to allow more students to sign up and take the class.

He has an advisory committee and both Katherine Harrington and Scott Duddeck sit on the advisory committee. He and Scott are in constant communication. Recently there was an opportunity to nominate an outstanding advisory member for the 916 CTC. Scott Duddeck was presented with a plaque for being the outstanding member of the 916 CTC Board. Because Duddeck was unable to make the formal awards ceremony, Tom wanted to make a public statement in appreciation for everything he has done. Scott thanked Tom Spehn and the school for the award. It has been really fun over the years and he is looking forward to doing something on a larger scale if at all possible. He wanted to recognize Tom for the quality of students and organization, and end product quality.

Member Furlong inquired about Smart Houses and the incorporation of Smart House technology in the industry. Tom stated that is really nothing new. If the housing market is good then people are willing to spend additional dollars. In a new home integrating the new technology isn't hard. It is based on what is the consumer willing to pay. It is very popular in the upscale price range, but not so much in the affordable housing level. Down the road it will become more available.

V. FUTURE BUSINESS

No items were stated for future business.

VI. ADJOURNMENT

Member Petersen moved and Member Walczak seconded to adjourn. Motion passed 5-0. Meeting adjourned at 9:01 p.m.

Next HRA meeting to be scheduled as needed.

/s/ Michael R. Kuehn, Chair

Attest: /s/ Dr. Craig Waldron, Executive Director