

**City of West St. Paul
Economic Development Authority Minutes
February 28, 2022**

1. Call to Order

President Napier called the meeting to order at 7:12 p.m.

2. Roll Call

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

Absent: None

Also Present: Executive Director Nate Burkett
City Attorney Kori Land
Assistant City Manager Dan Nowicki
Community Development Director Ben Boike
Public Works & Parks Director / City Engineer Ross Beckwith
EDA Secretary Nicole Tillander

3. Adopt the Agenda

Motion was made by Commissioner Justen and seconded by Commissioner Eastman to adopt the agenda as presented.

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

4. Commissioner Comments

5. EDA Consent Agenda

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

A. Approve Minutes of the January 24, 2022 Regular EDA Meeting

- B. EDA Financial Update – January
- C. Joint Powers Agreement With The Dakota County Community Development Agency (CDA) For Contractual Services With The Metropolitan Consortium Of Community Developers (MCCD)

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

6. Public Hearing

7. New Business

A. Thompson Oaks Redevelopment Phase II - Alternative Concept Plan Review

Community Development Director Ben Boike presented the alternative concept plan. EDA discussed this proposal in depth, some items from discussion are as follows:
Could we make small changes and still continue with alternative concept plan?
City Attorney advised could be breach of contract – was approved in November.
Developer may not continue with Crawford Dr. project if this LOI is canceled.
Cannot support alternative based on tax capacity and cost increase due to soil correction.
Could we go back to the developer and ask for another plan?

There were three concepts considered in the end; the original plan as approved by the EDA in November 2021, the alternative plan as presented today, and Commissioner Vitelli’s plan to go to Bond Council and work toward a third idea where the City does the soil remediation.

No motion was made in support of the alternative concept plan. The original plan is approved; a vote is necessary for alternative plan approval or contract termination only.

Motion was made by Commissioner Vitelli to table the project and go back to discussions with the developer. There was no second. Motion dies.

Staff assures the President and EDA Commissioners they will continue working with the developer to end at an agreeable product.

8. Old Business

9. Adjourn

Motion was made by Commissioner Berry and seconded by Commissioner Eastman to adjourn the meeting at 8:07 p.m.

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

A handwritten signature in blue ink, appearing to read "David J. Napier". The signature is stylized and cursive.

David J. Napier
President
City of West St. Paul