

**CITY OF SAINT PETER, MINNESOTA
Economic Development Authority
REGULAR MEETING MINUTES July 22, 2021
Virtual Meeting via GoToMeeting**

Call to Order

The virtual meeting of the Saint Peter Economic Development Authority (EDA) was called to order by Community Development Director Russ Wille at approximately 12:03 p.m. Roll call was taken with Mike Favre, Julie Frederickson, Brad DeVos, Corey Abels and Ed Johnson (12:05) in attendance. Absent were members Bob Southworth and James Dunn. City staff present were Community Development Director Russ Wille, Finance Director Sally Vogel and Administrative Secretary Cindy Moulton.

Approval of Agenda

Motion by DeVos, second by Favre to approve the agenda as presented. With all voting in favor the motion was carried and the agenda approved.

Approval of Meeting Minutes

Motion by Frederickson, second by Abels to approve the minutes of the March 25, 2021 meeting of the EDA as presented. All voted in favor, the minutes were approved as presented.

2021 CBD/ADA ACCESSIBILITY ENHANCEMENT GRANTS

Wille stated that the City Council adopted the guidelines for the CBD/ADA Accessibility Enhancement Grant Program in 2019 as recommended by the EDA. The funds for the grant are made possible by the interest income generated by the revolving loan fund.

The City has received eight 2021 CBD/ADA Accessibility Enhancement Grant applications. Given that only \$28,750 was budgeted for the 2021 grant cycle, an ad-hoc committee was chosen by the Mayor and City Council, to select projects and recommend financing.

Those chosen by the ad-hoc committee to participate in 2021 include Arrow Hardware & Paint, Nicollet Hotel, Red Men Club, Nicollet Lodge #54 Masons (Nutter's Clothing and Cooks & Company) and the Foot & Ankle Clinic.

Motion by DeVos, second by Johnson to introduce Resolution No. 2021-03 entitled, "Resolution Recommending Approval Of Central Business District/Accessibility Improvement Grant Awards To Arrow Commercial Properties, Nicollet Hotel, Red Men Club, Nicollet Lodge #54 Masons And The Foot & Ankle Clinic". All members voting in favor, the Resolution was passed and adopted.

Reports

Hotel 221 (John Mayer & Tim Bartelt) – Mayer and Bartelt are in the process of converting 221 Park Row into a 3 room boutique hotel. They are working with Hometown Bank and will be submitting a revolving loan request.

River Rock Kitchen and Bakery (Subordination Request) – River Rock Kitchen and Bakery (Montana Rasmussen) has requested that the EDA/City Council subordinate the City's mortgage as Rasmussen would seek to establish a home equity line of credit.

Spring Touch – Spring Touch will be making improvements to their parking lot in order to comply with storm water and impervious surface regulations. It is likely they will be making application for a revolving loan to help fund the project.

Parking Lot #5 – The City has entered into an exclusive negotiating rights agreement for the development of parking lot #5. Old Town Development LLC has been given a 6 month option which does not allow the City to negotiate the sale of the lot to another party for a 6 month period of time.

The proposed development would include 2 phases and a court yard between the buildings. Phase 1 would include a three story structure, facing Minnesota Avenue, which would include commercial space and studio apartments on the ground level with floors 2 and 3 residential living. Phase 2 would face Mulberry Street and would mimic Phase 1. Wille noted the developers will be requesting TIF.

Fire Station – It is anticipated that a ½% sales tax referendum will be included on the ballot this fall. The sales tax would help finance the new fire station.

Vogel stated that if it does not pass, it will be a 40 year tax levy.

Vogel also stated that the ½% sales tax would fund 90 – 95% of the cost of the new station.

Adjournment

With no further business a motion was made by Abels, seconded by Frederickson to adjourn. All members voting aye, the meeting adjourned at 12:21 pm.