

1 CITY OF ST. ANTHONY
2 HOUSING AND REDEVELOPMENT AUTHORITY MEETING
3 JUNE 14, 2022
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6 **CALL TO ORDER.**

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8 Chair Stille called the meeting to order at 8:09 p.m.
9

10 **ROLL CALL.**

11
12 Present: Chair Stille, Commissioners Jenson, Randle, Walker, and Webster.

13 Absent: None

14 Also Present: Executive Director Charlie Yunker.
15

16 **I. APPROVAL OF JUNE 14, 2022 H.R.A. AGENDA.**

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18 Motion by Commissioner Webster, seconded by Commissioner Jenson, to approve the June 14,
19 2022 Housing and Redevelopment Authority Agenda as presented.
20

21 **Motion carried 5-0.**
22

23 **II. CONSENT AGENDA.**

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25 A. H.R.A. Meeting Minutes of May 24, 2022.

26 B. Claims.
27

28 Motion by Commissioner Jenson, seconded by Commissioner Walker, to approve the Consent
29 Agenda as presented.
30

31 **Motion carried 5-0.**
32

33 **III. PUBLIC HEARINGS – NONE.**

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35 **IV. GENERAL POLICY BUSINESS OF THE H.R.A.**

36
37 A. HRA Resolution 22-08 – Approving to Proceed with the Recommendations Found After
38 Completing an Environmental Site Assessment of 2534 Kenzie Terrace.
39

40 Executive Director Yunker reviewed on May 24, 2022, by Resolution 22-07, the HRA Board
41 approved an amendment to the Land Swap Agreement Between Interstate Development Corp,
42 Lowry Multifamily LLC, Lowry Retail LLC, Bremer Bank and The HRA of St. Anthony. The
43 amendment included an extension of the due diligence period for the HRA to complete a Phase II
44 Environmental Assessment and utilize that information to determine if the City wishes to take
45 ownership of the 2534 Kenzie Terrace parcel.
46

47 Mr. Yunker provided a summary of the report from WSB.

- 48 • The western portion of the 2534 Kenzie Terrace property contains low levels of
49 petroleum and nonpetroleum compounds in soil, groundwater, and soil vapor.

- 1 • Soil and groundwater contamination was identified at a depth of 10 feet or more below
- 2 grade.
- 3 • The City is required to manage impacted materials generated/encountered during future
- 4 construction activities (e.g. disposing excavated contaminated soil at a permitted landfill).
- 5

6 Although there is not a pre-determined plan for City usage of the parcel, comments surrounding
7 potential ownership have all included a future monument sign and green space of some kind.
8 This type of use should not require any immediate remediation of the contamination. Enrolling
9 the property into the MPCA’s Brownfields Program will make the site eligible for grant funding
10 for remediation when timing is determined to be appropriate or is required based on changes at
11 the site.

12
13 Staff recommends the HRA acquire the parcel per the Land Swap Agreement approved at its
14 meeting on April 26, 2022.

15
16 Mr. Messner reviewed the City would not be required to clean up the site to use for intended use.
17 If excavation was done, clean up would be required. There is funding available for cleanup if
18 necessary. He added the property would be enrolled in the MPCA’s Brownfields Program.

19
20 Chair Stille asked if the letter should be obtained before closing on the property. Mr. Messner
21 stated he will look into getting the letter. Chair Stille stated he is not opposed to buying the
22 property with the contamination but would like the letter from the MPCA prior. Chair Stille
23 requested the wording on the resolution be revised adding “Approve the acquisition of the 3.2
24 acre parcel owned by Bremer Bank, located at 2534 Kenzie Terrace, subject to receiving a no
25 association letter from the MPCA that determines the improvements proposed by the HRA will
26 not associate the HRA with the identified contamination”.

27
28 Commissioner Webster asked what steps will be taken to receive the letter from the MPCA. Mr.
29 Messner stated the MPCA will be contacted and paperwork completed. There is a \$150 charge
30 per hour for staff to go through the findings and report. They will look at the historical use of the
31 site and the letter will be prepared. Mr. Yunker stated they will work with the seller.

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33 Motion by Commissioner Walker, seconded by Commissioner Jenson, to Approve HRA
34 Resolution 22-08 – Approving to Proceed with the Recommendations Found After Completing
35 an Environmental Site Assessment of 2534 Kenzie Terrace as amended.

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37 **Motion carried 5-0.**

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39 **V. STAFF REPORTS – NONE.**

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41 **VI. H.R.A. COMMISSIONER COMMENTS – NONE.**

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43 **VII. INFORMATION AND ANNOUNCEMENTS – NONE.**

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45 **VIII. ADJOURNMENT.**

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Chair Stille adjourned the meeting at 8:25 p.m.

Respectfully submitted,
Debbie Wolfe
TimeSaver Off Site Secretarial, Inc.

ATTEST: _____
City Clerk

Chair