

1 CITY OF ST. ANTHONY
2 HOUSING AND REDEVELOPMENT AUTHORITY MEETING
3 AUGUST 8, 2022
4
5

6 **CALL TO ORDER.**

7
8 Chair Stille called the meeting to order at 7:35 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.
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17 **I. APPROVAL OF August 8, 2022 H.R.A. AGENDA.**

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19 Motion by Commissioner Jenson, seconded by Commissioner Webster, to approve the August 8,
20 2022 Housing and Redevelopment Authority Agenda as presented.
21

22 **Motion carried 5-0.**
23

24 **II. CONSENT AGENDA.**

25
26 A. H.R.A. Meeting Minutes of July 26, 2022.
27

28 Motion by Commissioner Randle, 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. Kenzie Terrace Land Update.
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39 Executive Director Yunker reviewed a report submitted by Ryan Spencer and Justin Messner of
40 WSB regarding Kenzie Terrace.
41

42 The environmental investigation performed by WSB discovered a petroleum leak at the site. The
43 leak was reported to the MPCA by the site owner (Interstate Development) in June 2022 and
44 issued MPCA leak #21760. The MPCA is currently going through the process of identifying the
45 responsible party (RP) for the leak. The RP is presumed to be the former gas station (Kenzie
46 Company Gas Station) that occupied the site. The MPCA will determine if the gas station is still
47 a viable business entity to pursue corrective actions against for the required follow-up leak
48 investigation, referred to as a limited site investigation (LSI). The goal of the LSI is to define the
49 extent/magnitude of the leak. The MPCA has 60 days to perform their RP search, which will

1 likely determine the former gas station entity no longer exists. Once complete, the MPCA will
2 issue a corrective actions letter to the owner stating an LSI is needed. The costs to perform the
3 LSI (up to 90%) are eligible for reimbursement via the MN Petrofund Program.
4

5 Interstate Development plans to voluntarily perform the LSI and pursue Petrofund
6 reimbursement. However, they would like to wait for the MPCA to issue the correction action
7 letter to start the LSI work to ensure the work will be eligible for Petrofund reimbursement. The
8 MPCA's corrective action letter is anticipated in August 2022. Therefore, extension of the due
9 diligence period to October 2022, is needed to obtain the corrective action letter, solicit bids for
10 the LSI, and possibly perform the LSI.
11

12 Subsequently, the city enrolled the site into the MPCA Brownfield Program to obtain eligible
13 contamination liability assurances. The site was issued Brownfields #BF0002266. The MPCA
14 will issue a General Liability Letter (GLL) related to the discovered petroleum impacts.
15 However, the GLL cannot be issued until after the RP search has been completed. Therefore,
16 extension of the due diligence period to October will also allow time for the GLL to be
17 issued/obtained prior to site purchase.
18

19 **V. STAFF REPORTS – NONE.**

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

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

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25 **VIII. ADJOURNMENT.**

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27 Chair Stille adjourned the meeting at 7:40 p.m.
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29

30 Respectfully submitted,
31 Debbie Wolfe
32 *TimeSaver Off Site Secretarial, Inc.*
33

34
35 ATTEST: _____
36 City Clerk
37

Chair