

1 CITY OF ST. ANTHONY
2 HOUSING AND REDEVELOPMENT AUTHORITY MEETING
3 SEPTEMBER 14, 2021
4

5 **CALL TO ORDER.**

6
7 Chair Stille called the meeting to order at 8:20 p.m.
8

9 **ROLL CALL.**

10
11 Present: Chair Stille, Commissioners Jenson, Randle, Walker, and Webster.
12 Absent: None
13 Also Present: Executive Director Charlie Yunker
14

15 **I. APPROVAL OF SEPTEMBER 14, 2021 H.R.A. AGENDA.**

16
17 Motion by Commissioner Webster, seconded by Commissioner Randle, to approve the
18 September 14, 2021 Housing and Redevelopment Authority Agenda as presented.
19

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

22 **II. CONSENT AGENDA.**

- 23
24 A. H.R.A. Meeting Minutes of August 24, 2021
25 B. Claims.
26

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

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

32 **III. PUBLIC HEARINGS – NONE.**

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

- 35
36 A. Resolution 21-07; a Resolution Approving the Land Swap Agreement between Bremer
37 Bank and the Housing and Redevelopment Authority of St. Anthony.
38

39 Executive Director Yunker reviewed for consideration is a Land Swap Agreement between
40 Bremer Bank, N.A. and the City of St. Anthony HRA. Bremer Bank, N.A. would acquire the city
41 owned parcel at 2654 Kenzie Terrace, and the city would acquire the .32-acre Bremer Bank
42 owned property at 2534 Kenzie Terrace at the intersection of Kenzie Terrace and Lowry Avenue
43 NE for a new City Gateway entrance node.
44

45 The City Council reviewed a preliminary concept plan for a multi-party project when the Council
46 discussed a tax increment financing proposal from Trident Development, LLC at its Work
47 Session on November 13, 2019. Trident Development, LLC has entered into an agreement with
48 Bremer Bank, N.A. for redevelopment of the property at 2401 Kenzie Terrace. The St. Anthony

1 HRA approved a previous version of the land swap agreement at its meeting on October 27,
2 2020.

3
4 Subsequent to the approval, Trident Development, LLC withdrew from the project, and the
5 closing of the land swap did not take place. After continuing discussions with Bremer Bank,
6 N.A. it was determined that the best course of action was to terminate the agreement until such
7 time as a new third-party can be identified to continue the project. The notice of termination was
8 presented to the HRA at their March 9, 2021 meeting.

9
10 A new developer has joined the three-party arrangement and has re-engaged the City on the land
11 swap agreement. Since the previous version was approved, additional site clean-up costs have
12 been identified on the 2654 Kenzie Terrace site, and the developer has proposed that the City
13 share in the costs for remediation of approximately 50%, and not to exceed \$60,000. Otherwise,
14 the agreement is unchanged from the previous version in substance.

15
16 Staff recommends approval of Resolution 21-07, as the substantive aspects of the agreement are
17 unchanged, and sharing of the remediation costs is reasonable. The City Attorney has reviewed
18 the agreement and advises that it can be approved at this early state, as there are sufficient
19 contingencies in place to protect the City.

20
21 Motion by Commissioner Webster, seconded by Commissioner Walker, to approve Resolution
22 21-07; a Resolution Approving the Land Swap Agreement between Bremer Bank and the
23 Housing and Redevelopment Authority of St. Anthony.

24
25 **Motion carried 5-0.**

26
27 **V. STAFF REPORTS – NONE.**

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

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

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33 **VIII. ADJOURNMENT.**

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35 Chair Stille adjourned the meeting at 8:30 p.m.

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37
38 Respectfully submitted,
39 Debbie Wolfe
40 *TimeSaver Off Site Secretarial, Inc.*

41
42
43 ATTEST: _____
44 City Clerk

Chair