

CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY

ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

MONDAY, JULY 6, 2015

1. **Call to Order:** The EDA Commission president Chris McClish called the EDA meeting to order at 5:00 pm.
2. **Roll Call:** Members present Chris McClish, Richard Orpen, Brian Beeman, and Brenda Pavelich-Beck. Troy Shook excused. Also present Mayor Steve Kane, City Administrator Joe Kohlmann, City Planner Nate Sparks, Pat Connelly YMCA Representative, Mark Bothun St. Francis Rec Committee Chair, David Roberts St. Francis Rec Committee/School Board Representative, and City Clerk Barb Held.
3. **Approve Minutes of January 21, 2015:** Motion by Pavelich-Beck second Orpen to approve the January 21, 2015 Economic Development Authority Minutes. Motion carried 4-0.
4. **Market Study with the YMCA: Resolution 2015-02: Redirection of Funds:** City Administrator Joe Kohlmann stated the St. Francis Recreation Committee has been working to assess recreational opportunities in the city of St. Francis. The Rec Committee has been facilitating communication with the YMCA and the EDA. The St. Francis Rec Committee has identified potential opportunities for the EDA and the YMCA to partner and further examine the feasibility of expanding community services. Bothun of the St. Francis Rec Committee stated we are working with Hammel, Green and Abrahamson, Inc. (HGA) an architect and engineering firm, they suggested talking with the YMCA to have a market survey completed. Kane who also sits on the St. Francis Rec Committee stated the study would determine if there is a need and if so what is needed in a community center. Roberts stated while working with HGA, Inc. they suggested looking at partnerships and the availability of different groups. Pavelich-Beck asked if we have any obligation/contract with HGA, Inc. Roberts stated no. Pavelich-Beck said we have spent money, was that on HGA, Inc. Numerous people stated yes. They gave us a plan and were realistic. McClish stated he fully supports this project. The City Council has agreed to use liquor store funds up to \$35,000 for a study. Beeman asked if it would affect any of our local businesses. McClish stated this facility has the potential to bring in more people to St. Francis. This study would also service southern Isanti County. Connelly stated we are not out to drive anyone out of business. Pavelich-Beck said I think it is a great idea. It is something for the whole family. Motion by Orpen second Pavelich-Beck to adopt Resolution 2015-02 a resolution requesting the

City Council allow the rededication of the \$35,000 from the Liquor Fund for the space needs study to be allocated to a market study with the YMCA. Motion carried 4-0.

5. Meadows of St. Francis Townhome Lots: Resolution 2015-03: Requesting Funds from the Anoka County HRA for a Market study related to the Meadows of St. Francis: Sparks stated in 2013, the City of St. Francis purchased 46 townhome unit lots in the Meadows of St. Francis development in coordination with the Anoka County HRA. Since that time, the City has been working on establishing the homeowner's association for the parcels and fixing certain related legal issues. This work has largely been completed and the City may now seek to have the properties developed. The lots were transferred into the name of the EDA in order to allow for the EDA to be the responsible agency for the development. The County HRA partnered with the City in order to purchase the lots. Therefore, the development of the property will need to generally meet HRA goals. If the City were to wish to partner with the HRA, the first step in the HRA process would be to conduct a market study. This study will not obligate the City to work with the HRA in the end. It will assist in determining the market conditions for these units and may also help advise the EDA if another approach is warranted. Beeman asked if there had been a study completed. Sparks stated there had been a couple studies but one was just for seniors and the other was too broad. Pavelich-Beck stated the Anoka County HRA does a lot of these and this is a great opportunity. Motion by Pavelich-Beck second Orpen to adopt Resolution 2015-03 a resolution requesting funds from the Anoka County HRA for a Market Study related to the Meadows of St. Francis. Motion carried 4-0.

6. Other Discussion: None.

7. Adjournment: McClish adjourned the EDA meeting at 5:26 pm.

Barbara I. Held, City Clerk