



# **SOUTH ST. PAUL ECONOMIC DEVELOPMENT AUTHORITY MINUTES OF FEBRUARY 24, 2025**

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## **1. CALL TO ORDER**

President Jimmy Francis called the special meeting of the EDA to order at 8:13 PM on Monday, February 24, 2025.

## **2. ROLL CALL**

Present: Tom Seaberg, Jimmy Francis, Lori Hansen, Pam Bakken, Todd Podgorski, Matt Thompson, Joe Kaliszewski

Absent: None

Staff Present: Ryan Garcia, City Administrator

## **3. APPROVAL OF AGENDA**

Moved by: Joe Kaliszewski / Todd Podgorski

Moved: To Approve agenda as presented.

Vote: 7 ayes / 0 nays, motion

## **4. CONSENT AGENDA**

All items listed on the Consent Agenda are items, which are considered routine and will be approved by one motion. There will be no separate discussion of these items unless requested by a member of the governing body or citizen, in which case the item will be removed from the consent agenda and considered at the end of the Consent Agenda.

### **A. Mortgage Satisfaction - Applicant #1981**

Moved by: Matt Thompson / Lori Hansen

Moved: To approve by consent as presented.

Vote: 7 ayes / 0 nays, motion Passed

## **5. ITEMS FOR FUTURE FOLLOW-UP**

General communications of the President and Commissioners are provided and may be considered for inclusion on a future agenda. There will be no discussion or decisions made related to these items at this meeting.

- Commissioner Seaberg asked for clarification of the zoning status of the “Jiffy Stop” property at Concord and Wentworth. Mr. Garcia relayed that the City Attorney has confirmed that the property lost its legal nonconforming rights due to being dormant for more than one year.
- Referencing the South St. Paul Animal Hospital project, President Francis suggested that in the future the EDA be more judicious about working with inexperienced developers.

- Commissioner Kaliszewski inquired about the timeline for demolition of the building at 240 Concord Street North, owned by the EDA since November 2024. Mr. Garcia advised that to retain the EDA's ability to utilize Redevelopment TIF for the future redevelopment of this property, the property needs to be occupied by a substandard building. TIF law would limit our ability to three years after demolition to establish a Redevelopment TIF District. Mr. Garcia suggested that redevelopment of this property may not occur within three years, as the market is still somewhat slow-moving, and the objective is to begin the redevelopment of the Hardman Triangle along Grand Avenue.

## **6. ADJOURNMENT**

Moved by: Pam Bakken / Tom Seaberg

Moved: To Adjourn

Vote: 7 ayes / 0 nays, motion

The meeting was adjourned at 8:22 PM.

/s/: Deanna Werner  
City Clerk