



CITY OF SOUTH ST. PAUL MEETING AGENDA

ECONOMIC DEVELOPMENT AUTHORITY

Council Chambers
125 3rd Avenue North
South St. Paul, MN 55075

Monday, March 2, 2026

IMMEDIATELY FOLLOWING THE CONCLUSION OF THE 7:00 P.M. MEETING OF THE CITY
COUNCIL

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 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. Minutes of the January 5, 2026 EDA Meeting

B. Mortgage Satisfactions — HRA Rehab Loan Applicant #812

- 5. PUBLIC HEARINGS**
- 6. GENERAL BUSINESS**
- 7. 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.

- 8. ADJOURNMENT**



ECONOMIC DEVELOPMENT AUTHORITY AGENDA REPORT

DATE: March 2, 2026
DEPARTMENT: City Clerk
PREPARED BY: Deanna Werner
AGENDA ITEM NUMBER: 4.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Minutes of the January 5, 2026 EDA Meeting

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Approve as presented by consent.

OVERVIEW

Approval of meeting minutes for the South St. Paul Economic Development Authority Meeting held on Monday, January 5, 2026.

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. 01-05-2026 EDA Minutes



SOUTH ST. PAUL ECONOMIC DEVELOPMENT AUTHORITY MINUTES OF JANUARY 5, 2026

1. CALL TO ORDER

President Jimmy Francis called the regular meeting of the South St. Paul Economic Development Authority to order at 8:40 PM on Monday, January 5, 2026.

2. ROLL CALL

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

Absent: None

Staff Present:

Ryan Garcia, EDA Executive Director

Kori Land, City Attorney

Deanna Werner, EDA Secretary

3. APPROVAL OF AGENDA

Moved by: Joe Kaliszewski / Matt Thompson

Moved: To approve agenda as presented.

Vote: 7 ayes / 0 nays, motion Passed

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. Approve Minutes of the December 1, 2025 EDA Meeting

Moved by: Joe Kaliszewski / Lori Hansen

Moved: To approve Consent Agenda as presented.

Vote: 7 ayes / 0 nays, motion Passed

5. PUBLIC HEARINGS

6. GENERAL BUSINESS

A. Election of Officers

Motion to reappoint the following EDA Officers for 2026:

EDA Vice President, Commissioner, Tom Seaberg

EDA Assistant Treasurer, Finance Director, Clara Hilger

EDA Secretary, City Clerk, Deanna Werner

7. 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.

8. ADJOURNMENT

Moved by: Pam Bakken / Matt Thompson

Moved: To Adjourn

Vote: 7 ayes / 0 nays, motion Passed

The meeting was adjourned at 8:46 PM.

A handwritten signature in cursive script that reads "Deanna Werner". The signature is written in black ink and is positioned above a horizontal line.

/s/: Deanna Werner
City Clerk



ECONOMIC DEVELOPMENT AUTHORITY AGENDA REPORT

DATE: March 2, 2026
DEPARTMENT: Economic Development
PREPARED BY: Monika Miller
AGENDA ITEM NUMBER: 4.B.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Mortgage Satisfactions - HRA Rehab Loan Applicant #812

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Through Consent, motion to approve Resolutions 2026-1 and 2026-2

OVERVIEW

Applicant #812 received two HRA rehabilitation loans in 2006 — one in August in the amount of \$20,300 and another in November in the amount of \$350. Mortgages were recorded for both loans. The mortgages were recently paid back in full, thereby satisfying the mortgages. The next step is to record the Satisfactions of Mortgage for these loans. To do so, the EDA must adopt Resolution 2026-1 and 2026-2 which authorized the designated officers of the City's Housing and Redevelopment Authority to execute all necessary documentation to record the Satisfactions.

SOURCE OF FUNDS

The HRA's rehabilitation loan program was retired in 2015, upon the transfer of programs, projects and employees to either the Dakota County CDA or South St. Paul Economic Development Authority. Outstanding loans in this program, upon repayment, are transferred into the EDA's Housing Reinvestment Fund, which is a fund used to extend low-interest loans for eligible South St. Paul homeowners to make improvements to their property.

ATTACHMENTS

1. Resolution 2026-1
2. Resolution 2026-2

South St. Paul Economic Development Authority
Dakota County, Minnesota

RESOLUTION NO. 2026 – 1

WHEREAS, the City Council transferred all administration of the South St. Paul Housing and Redevelopment Authority (HRA) programs to the South St. Paul Economic Development Authority (“EDA”) by City Council Resolution 2015-197; and

WHEREAS, one of those programs was a rehabilitation loan program, for which there are several outstanding loans; and

WHEREAS, the South St. Paul Housing and Redevelopment Authority of the City of South St. Paul, Minnesota issued two mortgages to Applicant #812, the first of which was in the amount of \$20,300.00; and

WHEREAS, such mortgage was recorded as Document 2457845 on August 31, 2006, in Dakota County has been satisfied in full by the applicant.

NOW, THEREFORE, BE IT RESOLVED by the Economic Development Authority of the City of South St. Paul that:

1. The EDA shall secure the signatures of the appropriate representatives of the HRA to execute the required documents to satisfy the loan and mortgage.

Adopted this 2nd day of March, 2026

President, James P. Francis

Executive Director, Ryan Garcia

South St. Paul Economic Development Authority
Dakota County, Minnesota

RESOLUTION NO. 2026 – 2

WHEREAS, the City Council transferred all administration of the South St. Paul Housing and Redevelopment Authority (HRA) programs to the South St. Paul Economic Development Authority (“EDA”) by City Council Resolution 2015-197; and

WHEREAS, one of those programs was a rehabilitation loan program, for which there are several outstanding loans; and

WHEREAS, the South St. Paul Housing and Redevelopment Authority of the City of South St. Paul, Minnesota issued two mortgages to Applicant #812, the second of which was in the amount of \$350.00; and

WHEREAS, such mortgage was recorded as Document 2479963 on December 6, 2006, in Dakota County has been satisfied in full by the applicant.

NOW, THEREFORE, BE IT RESOLVED by the Economic Development Authority of the City of South St. Paul that:

1. The EDA shall secure the signatures of the appropriate representatives of the HRA to execute the required documents to satisfy the loan and mortgage.

Adopted this 2nd day of March, 2026

President, James P. Francis

Executive Director, Ryan Garcia