



CITY OF SOUTH ST. PAUL MEETING AGENDA

ECONOMIC DEVELOPMENT AUTHORITY

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

Monday, June 1, 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. Meeting Minutes for 5/4/2026 Special EDA Meeting and 5/4/2026 Regular EDA Meeting

5. PUBLIC HEARINGS

6. GENERAL BUSINESS

A. Approve Amendment #1 to Purchase Agreement (Leonard Investments, LLC)

B. Approve Amendment #1 to Purchase Agreement (Kingdom Consulting, LLC)

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: June 1, 2026
DEPARTMENT: City Clerk
PREPARED BY: Deanna Werner
AGENDA ITEM NUMBER: 4.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Meeting Minutes for 5/4/2026 Special EDA Meeting and 5/4/2026 Regular EDA Meeting

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Approve as presented by consent.

OVERVIEW

Approval of meeting minutes for the Special EDA Meeting held on Monday, May 4, 2026 and Regular EDA Meeting held on Monday, May 4, 2026.

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. 05-04-2026 EDA Special Meeting (1)
2. 05-04-2026 EDA Minutes (1)



SOUTH ST. PAUL ECONOMIC DEVELOPMENT AUTHORITY MINUTES OF MAY 4, 2026

1. CALL TO ORDER

President Jimmy Francis called the special meeting of the Economic Development Authority to order at 6:16 PM on Monday, May 5th, 2026.

2. ROLL CALL

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

Absent: Matt Thompson

Staff Present: Ryan Garcia, EDA Executive Director, Kori Land, City Attorney

3. APPROVAL OF AGENDA

Moved by: Tom Seaberg / Lori Hansen

Moved: To approve the Agenda as presented.

Vote: 6 ayes / 0 nays, motion Passed

4. GENERAL BUSINESS

A. Closed Session

Moved by: Joe Kaliszewski / Pam Bakken

Moved: To close meeting pursuant to Minn. Stat. 13D.05 subd. 3(c)(3) to develop or consider offers or counteroffers for the purchase or sale of real or personal property located at 130-134 Hardman Ave. North (No Attachment)

Vote: 6 ayes / 0 nays, motion

B. Reopen Meeting

Moved by: Pam Bakken / Lori Hansen

Moved: To Reopen Meeting

Vote: 6 ayes / 0 nays, motion Passed

5. ADJOURNMENT

Moved by: Joe Kaliszewski / Lori Hansen

Moved: To Adjourn

Vote: 6 ayes / 0 nays, motion Passed

The meeting was adjourned at 6:53 PM.

/s/: Deanna Werner
City Clerk



SOUTH ST. PAUL ECONOMIC DEVELOPMENT AUTHORITY MINUTES OF MAY 4, 2026

1. CALL TO ORDER

President Jimmy Francis called the regular meeting of the Economic Development Authority (EDA) to order at 7:52 PM on Monday, May 4th, 2026.

2. ROLL CALL

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

Absent: Matt Thompson

Staff Present: Ryan Garcia, EDA Executive Director
Kori Land, City Attorney
Deanna Werner, EDA Secretary

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.

Moved by: Pam Bakken / Joe Kaliszewski

Moved: To approve the Agenda as presented.

Vote: 6 ayes / 0 nays, motion Passed

A. Minutes of the April 6, 2026 EDA Meeting

B. ~~Approve Proposal for Asbestos Abatement at 316 Malden Street~~ *Removed for further discussion.*

C. ~~Approve Proposal for Demolition of Building at 316 Malden Street~~ *Removed for further discussion*

5. ITEMS REMOVED FROM CONSENT AGENDA

A. Approve Proposal for Asbestos Abatement at 316 Malden Street

Moved by: Tom Seaberg / Pam Bakken

Moved: To Approve Approve Proposal for Asbestos Abatement at 316 Malden Street

Vote: 6 ayes / 0 nays, motion Passed

B. Approve Proposal for Demolition of Building at 316 Malden Street

Moved by: Tom Seaberg / Joe Kaliszewski

Moved: To Approve Proposal for Demolition of Building at 316 Malden Street

Vote: 6 ayes / 0 nays, motion Passed

6. PUBLIC HEARINGS

- A. Business Subsidy Public Hearing (106 Third Avenue North - Kingdom Consulting, LLC)

Moved by: Lori Hansen / Pam Bakken

Moved: To Approve Business Subsidy (106 Third Avenue North - Kingdom Consulting, LLC)

Vote: 6 ayes / 0 nays, motion Passed

7. GENERAL BUSINESS

8. 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.

9. ADJOURNMENT

Moved by: Joe Kaliszewski / Lori Hansen

Moved: To Adjourn

Vote: 6 ayes / 0 nays, motion Passed

The meeting was adjourned at 8:22 PM.



/s/: Deanna Werner
City Clerk



ECONOMIC DEVELOPMENT AUTHORITY AGENDA REPORT

DATE: June 1, 2026
DEPARTMENT: Economic Development
PREPARED BY: Ryan Garcia
AGENDA ITEM NUMBER: 6.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Approve Amendment #1 to Purchase Agreement (Leonard Investments, LLC)

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Motion to approve Amendment #1 to a Purchase Agreement with Leonard Investments, LLC.

OVERVIEW

At the December 1, 2025 meeting, the [EDA held a public hearing to authorize the sale of property at](#) the Northeast corner of Concord Street and Richmond Street to Leonard Investments LLC for the continued use of the property as an employee parking lot for Fury Motors, located across Concord Street. The buyer has not yet completed their due diligence, most specifically preparing application materials for the necessary Conditional Use Permit request for the continued use, and therefore cannot meet the June 30 closing deadline imposed by [the Agreement](#). As such, they have requested an extension to the Closing Date (from June 30 to September 30) for the transaction. An amendment has been drafted and is attached.

SOURCE OF FUNDS

The Amendment does not have any financial impact.

ATTACHMENTS

1. First Amendment to Purchase Agreement (Leonard Investments LLC)

FIRST AMENDMENT TO PURCHASE AGREEMENT

THIS FIRST AMENDMENT TO PURCHASE AGREEMENT (this “First Amendment”) is entered into as of June 1, 2026 (the “Effective Date”), by and between the South St. Paul Economic Development Authority, a public body corporate and politic organized under the laws of Minnesota (“EDA”), and Leonard Investments LLC, a Minnesota limited liability company (“Buyer”).

RECITALS

Recital No. 1. EDA and Buyer entered into a Purchase Agreement dated February 20, 2026 (“Purchase Agreement”) for the purchase and sale of the Property identified in the Purchase Agreement.

Recital No. 2. Buyer has requested the Purchase Agreement be amended to extend the Closing Date.

Recital No. 3. EDA does not object to the extension.

NOW, THEREFORE, in consideration of the mutual promises and covenants of each to the other contained in this First Amendment and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto do covenant and agree as follows:

1. Article 6 of the Purchase Agreement shall be removed and replaced in its entirety as follows:
 6. **Closing.** The Closing of the purchase and sale contemplated by this Agreement (the “**Closing**”) shall occur on or before September 30, 2026 (“**Closing Date**”). EDA agrees to deliver legal and actual possession of the Property to Buyer on the Closing Date.
2. Except as provided for above, the terms and provisions of the Purchase Agreement shall remain in full force and effect.

3. This First Amendment and all disputes or controversies arising out of or relating to this First Amendment or the transactions contemplated hereby shall be governed by, and construed in accordance with, the internal laws of the State of Minnesota, without regard to the laws of any other jurisdiction that might be applied because of the conflicts of laws principles of the State of Minnesota.
4. Nothing contained herein shall be deemed a waiver by the EDA of any governmental immunity defenses, statutory or otherwise, or of the maximum liability limits provided by Minnesota Statutes, Chapter 466.
5. This First Amendment may be executed in two or more counterparts, all of which shall be considered one and the same instrument and shall become effective when one or more counterparts have been signed by the parties and delivered to the other parties.
6. This First Amendment shall not be amended, modified or supplemented, except by a written instrument signed by an authorized representative of each party.

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IN AGREEMENT, the parties hereto have hereunto set their hands as of the Effective Date.

**SOUTH ST. PAUL ECONOMIC
DEVELOPMENT AUTHORITY**

By _____
James P. Francis
Its President

By _____
Ryan Garcia
Its Executive Director

BUYER:
LEONARD INVESTMENTS LLC

By: _____
Tom Leonard
Its Manager

THIS INSTRUMENT WAS DRAFTED BY:

LeVander, Gillen & Miller, P.A.
1305 Corporate Center Drive, Suite 300
Eagan, MN 55121
651-451-1831



ECONOMIC DEVELOPMENT AUTHORITY AGENDA REPORT

DATE: June 1, 2026
DEPARTMENT: Economic Development
PREPARED BY: Ryan Garcia
AGENDA ITEM NUMBER: 6.B.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Approve Amendment #1 to Purchase Agreement (Kingdom Consulting, LLC)

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Motion to approve Amendment #1 to Purchase Agreement with Kingdom Consulting, LLC relating to the sale of EDA-owned property at 106 3rd Avenue North.

OVERVIEW

At the April 6, 2026 meeting, the [EDA held a public hearing to authorize the sale of property at 106 3rd Avenue North](#) - the former American Legion Library - to Kingdom Consulting LLC for rehabilitation, renovation, and reuse as a commercial indoor family play center. The buyer has been working to finalize the rehabilitation scope and pricing, but is not confident that they can meet the July 1 closing deadline imposed by [the Agreement](#). As such, they have requested an extension to the Contingency Date (from June 1 to July 1) and the Closing Date (from July 1 to August 7) for the transaction. An amendment has been drafted and is attached.

SOURCE OF FUNDS

The proposed Amendment has no financial impacts.

ATTACHMENTS

1. First Amendment to Purchase Agreement (Kingdom Consulting LLC)

FIRST AMENDMENT TO PURCHASE AGREEMENT

THIS FIRST AMENDMENT TO PURCHASE AGREEMENT (this “First Amendment”) is entered into as of June 1, 2026 (the “Effective Date”), by and between the South St. Paul Economic Development Authority, a public body corporate and politic organized under the laws of Minnesota (“EDA”), and Kingdom Consulting LLC, a Minnesota limited liability company (“Buyer”).

RECITALS

Recital No. 1. EDA and Buyer entered into a Purchase Agreement dated April 6, 2026 (“Purchase Agreement”) for the purchase and sale of the Property identified in the Purchase Agreement.

Recital No. 2. Buyer has requested the Purchase Agreement be amended to extend the Buyer’s Contingency Date and the Closing Date.

Recital No. 3. EDA does not object to the extensions.

NOW, THEREFORE, in consideration of the mutual promises and covenants of each to the other contained in this First Amendment and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto do covenant and agree as follows:

1. Article 5.1.3 of the Purchase Agreement shall be removed and replaced in its entirety as follows:

5.1.3 As used in this Agreement, “**Buyer’s Contingency Date**” shall mean no later than 11:59 p.m. on July 1, 2026.
2. Article 6 of the Purchase Agreement shall be removed and replaced in its entirety as follows:

6. **Closing.** The Closing of the purchase and sale contemplated by this Agreement (“**Closing**”) shall occur on or before August 7, 2026 (“**Closing Date**”). Seller shall deliver legal and actual possession of the Property to Buyer on the Closing Date.
3. Except as provided for above, the terms and provisions of the Purchase Agreement shall remain in full force and effect.
4. This First Amendment and all disputes or controversies arising out of or relating to this First Amendment or the transactions contemplated hereby shall be governed by, and construed in accordance with, the internal laws of the State of Minnesota, without regard to the laws of any other jurisdiction that might be applied because of the conflicts of laws principles of the State of Minnesota.
5. Nothing contained herein shall be deemed a waiver by the EDA of any governmental immunity defenses, statutory or otherwise, or of the maximum liability limits provided by Minnesota Statutes, Chapter 466.
6. This First Amendment may be executed in two or more counterparts, all of which shall be considered one and the same instrument and shall become effective when one or more counterparts have been signed by the parties and delivered to the other parties.
7. This First Amendment shall not be amended, modified or supplemented, except by a written instrument signed by an authorized representative of each party.

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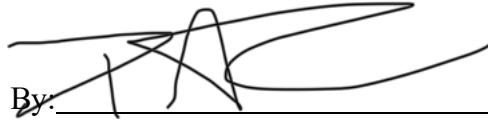
IN AGREEMENT, the parties hereto have hereunto set their hands as of the Effective Date.

**SOUTH ST. PAUL ECONOMIC
DEVELOPMENT AUTHORITY**

By _____
James P. Francis
Its President

By _____
Ryan Garcia
Its Executive Director

**DEVELOPER:
KINGDOM CONSULTING LLC**


By: _____

Peter Corniea
Its President

THIS INSTRUMENT WAS DRAFTED BY:

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Eagan, MN 55121
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