

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

1 Bremer Bank, N.A. for redevelopment of the property at 2401 Kenzie Terrace. The St. Anthony  
2 HRA approved a previous version of the land swap agreement at its meeting on October 27,  
3 2020.

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

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

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

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

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

27  
28 **V. STAFF REPORTS – NONE.**

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

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

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34 **VIII. ADJOURNMENT.**

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

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

42  
43  
44 ATTEST: \_\_\_\_\_

\_\_\_\_\_  
Chair

1 City Clerk  
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Approved