

**CITY OF ST. CLOUD  
COMMUNITY REDEVELOPMENT AGENCY MINUTES  
1300 9<sup>TH</sup> STREET; BUILDING A, 3<sup>RD</sup> FLOOR, CITY COUNCIL CHAMBERS  
THURSDAY, MAY 7, 2020 6:00PM**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

- Chair Nathan Blackwell (present)
- Vice Chair Linett Matheny (present)
- Member Dave Askew (present)
- Member Chuck Cooper
- Keith Trace (present)
- Member Joel Davis
- Member Dwight Loeding

**IV. APPROVAL OF MINUTES – February 6, 2020**

**Member Askew provided a motion to approve the minutes. Member Matheny provided a second to the motion. The vote was 5-0 with all members voting “aye.”**

**V. STAFF REPORT/UPDATE**

**A. Makinson’s Building Parsons Group Purchase and Sale Agreement (PSA)**

Mr. André Anderson, Community Development Director provided a review and breakdown of the general terms with The Parsons Group for the purchase of 918 New York Avenue.

- Dan Mantzaris, City Attorney informed the Board that a provision in the agreement was added, which would require them to establish an entertainment use with the facility. This will ensure that the building gets used for the intended purpose that was proposed by the CRA.
- Member Matheny questioned if the closing costs were included in the total. Mr. Mantzaris confirmed that there would be additional closing costs associated with this sale.
- Mr. Anderson stated that Mr. Parsons anticipated to participate but was having technical difficulties. Mr. Anderson read aloud the statement that Mr. Parsons provided prior to the meeting to be added to the record.

**Member Askew provided a motion to move forward with the sale of 918 New York Avenue to The Parsons Group. Member Trace provided a second to the motion. The vote was 5-0 with all members voting “aye.”**

**B. 2nd Quarter Financials**

Mr. Anderson provided an overview of the CRA financials.

- Member Matheny questioned that once the sale goes through on the 918 New York building, which CRA line item will the funds be transferred back

into. Mr. Mantzaris and Mr. Anderson stated that they would confirm this information and report back to the Board.

**C. 2019 CRA Annual Report**

Mr. Anderson explained that this report is due annually by March 31st, but in light of current events, this has caused a delay for approval and submittal. The State and County had been notified of the delay, and had no concerns. Mr. Anderson provided a brief overview of highlights included in the report.

- Member Matheny asked if we have any outstanding grants. Mr. Anderson answered that we do not have any delinquent grants at this moment.
- Member Trace questioned if the 2020 goals for the CRA Master Plan included anything regarding gateway elements. Mr. Anderson stated that one of the CRA boundaries is called the “Gateway District.”

**Member Matheny provided a motion to approve the 2019 CRA Annual Report . Member Askew provided a second to the motion. The vote was 5-0 with all members voting “aye.”**

**VI. STAFF REPORT**

Mr. Anderson provided an update on the Building and Site Improvements Grants (BSIG) for 107 Florida Avenue, LLC and Southlan Plaza, Inc.

- Member Loeding asked for the details for Southlan Plaza, Inc. grant. Mr. Anderson provided a brief description and location for this grant.

**VII. MEMBERS UPDATE**

Member Trace requested an update on the Kisselback property.

- Mr. Anderson informed the Board that Mr. Kisselback rescinded his offer for the purchase of the property on the east side, due to the due diligence period running out. Mr. Anderson also noted that Mr. Kisselback provided a copy of the appraisal of the property. Mr. Kisselback did receive approval from Ford to move to the new location. The Board discussed and agreed that the line of communication be kept open with Mr. Kisselback.
- Member Matheny suggested that a third appraisal be conducted, and also suggested that if we cannot get the entire site, if portions of the property can be obtained for entry features into St. Cloud and such.
- William Sturgeon, City Manager provided an update to the above mentioned comment for agenda item V.B. Mr. Sturgeon informed the Board that he spoke with Finance Director, Wendy Collazo, and upon the closing and sale of 918 New York, that the funds would go into the Contingency line of the CRA budget.

**VIII. PUBLIC COMMENT**

No public comment

**IX. INFORMATION**

Next CRA Meeting – Thursday, June 4, 2020

**X. ADJOURNMENT**

Adjourned at 6:38pm

Respectfully submitted:

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Nathan Blackwell, Board Chairman

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Date

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Jessie Light, CRA Board Secretary

\_\_\_\_\_  
Date