

**OFFICIAL MINUTES OF THE
ECONOMIC DEVELOPMENT AUTHORITY
IN AND OF THE CITY OF ST. MICHAEL, MINNESOTA
Aug. 28, 2024**

Call to Order/Roll Call

2:00 p.m.

Present: EDA President Nick Shultz, Vice President Jake Seaquist, Members Yanal Almanasir, Dr. Eric Johnson, Chad Vitzthum and Councilor Ryan Gleason. Community Development Director Marc Weigle, City Administrator Steven Bot, and Recording Secretary Kristin Thomas were also present. Councilor Tom Hamilton was excused.

President Nick Shultz opened the meeting at 2:00 p.m.

Set Agenda

Members Seaquist/Gleason **moved** to approve the agenda. **All voted Aye.**

Consent Agenda

Members Almanasir/Johnson **moved** to approve the consent agenda which included minutes of the May 22, 2024, EDA meeting and approve the list of claims for June, July, and August 2024. **All voted Aye.**

Naber Business Park Updates

Community Development Director Marc Weigle provided updates on the Naber Business Park.

Naber Business Park Purchase Agreement #2 for Lot2, Block 1

Weigle provided a summary. The City must complete grading and street/utilities which has been pushed out until the end of October 2024.

Members Seaquist/Vitzthum **moved** to approve to authorize the Executive Director to execute Amendment #2 which changes any August 30, 2024, dates to October 31, 2024.

All voted Aye.

Naber Business Park Discussion of Offer for Lot 2, Block 1

Weigle provided a summary of this item. Council consensus was to not accept the offer as received. No action was taken by the EDA.

The meeting was suspended at 2:14 p.m. for a presentation and tour provided by Property Owner Jeff Benzinger.

Entrepreneur Jeff Benzinger purchased the “Colonial Mall” approximately two and a half years ago and renamed the mall to Creekside Center and remodeled the space to meet needs of businesses that are priced out of new development and create an affordable space/opportunity to locate their business in St. Michael.

The overall square footage of the Center is approximately 54,000 square feet. 41,500 square feet are leased and 12,500 is still available. The most dramatic change residents will see is the new building front, new sign, and that each space now has their own outside entrance and restrooms.

Existing businesses in Creekside Center are:

- United States Post Office
- Dollar Tree
- Subway
- H&R Block
- Refine Pilates
- Auto Zone (scheduled to open in October 2024)
- Big Al's Bowling & Bar

Benzinger noted he also has purchased the St. Michael Mall across Hwy 241 and plans to continue investing in St. Michael as opportunities arise.

The meeting was resumed at 2:55 p.m.

Proposal for Downtown Seltzer

Weigle provided a summary of this proposal. Members discussed the type of business and the best placement in the community for this unique business model. Staff was directed to consider other options for this business, including but not limited to leasing option and location.

Project Updates

Weigle provided updates on various projects and developments.

Adjournment

Members Gleason/Vitzthum **moved** to adjourn the meeting at 3:05 p.m. **All voted aye.**

Attest:

Recording Secretary

Executive Director