



**ST. FRANCIS ECONOMIC DEVELOPMENT AUTHORITY**

City Hall: 3750 Bridge St NW

**Monday, July 14, 2025 at 6:00 PM**

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**AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
  - [A.](#) Economic Development Authority Minutes - February 19, 2025
- 4. APPROVAL OF AGENDA**
- 5. NEW BUSINESS**
  - [A.](#) Real Property Listing – AC PIN 32-34-24-43-0040
  - [B.](#) Purchase Agreement Amendment
- 6. MEMBER REPORTS**
- 7. ADJOURNMENT**



**ST. FRANCIS ECONOMIC DEVELOPMENT AUTHORITY**

St. Francis City Hall, 3750 Bridge Street NW

**Wednesday, February 19, 2025 at 5:30 PM**

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**MINUTES**

**1. CALL TO ORDER**

Meeting called to order at 5:31 p.m. on February 19, 2025

**2. ROLL CALL**

Present: Brenda Pavelich-Beck, Joe Muelbauer, Michael Rodger, and Amy Faanes.

Absent: MaraLynn Kubacki

Also Present: City Administrator Kate Thunstrom and Community Development Director Jessica Rieland.

**3. APPROVAL OF MINUTES**

Motion to approve the EDA Minutes for the meeting dated October 24, 2024.

Motion: Muehlbauer

Second: Faanes

Motion Carried: 4-0

**4. APPOINTMENTS OF PRESIDENT AND VICE PRESIDENT**

Motion to re-appoint Michael Rodger as EDA President.

Motion: Muehlbauer

Second: Faanes

Motion Carried: 4-0

Motion to appoint Brenda Pavelich-Beck as EDA Vice President.

Motion: Rodger

Second: Muehlbauer

Motion Carried: 4-0

**5. APPROVAL OF AGENDA**

Motion to approve the agenda.

Motion: Muehlbauer

Second: Rodger

Motion Carried: 4-0

**6. PUBLIC HEARING**

A. Land Sale - Public Hearing

City Administrator Thunstrom reviewed the Staff report in regard to the land sale and purchase agreement with North Shore Development for the property at 3731 Bridge Street.

Rodger opened the Public Hearing at 5:37 p.m.

Muehlbauer asked how large the property is and how many units are being proposed. Thunstrom said the property is roughly six acres. Matt Alexander with North Shore Development shared that they are proposing 120 units.

Muehlbauer asked if each of the 120 units would count as a unit in terms of water supply. Public Works Director Carpenter explained that they would each count as a unit towards the water; however, they have plenty of resources to accommodate this development.

Mr. Alexander shared that Staff has been great to work with through this process. He noted that after tonight they will begin working with Staff on site plans and continue to move through the approval process. He said the project that they are proposing is very similar to a recent project they completed in Cambridge if they wanted to look up this project to see how it looks.

Rodger asked if this project will be bonded. Mr. Alexander said no.

Rodger asked if they plan on looking for market recovery money. Mr. Alexander said they have not gone through a market recovery money process. He added that they are an open market shop and use union contractors.

Rodger closed the Public Hearing at 5:44 p.m.

Faanes asked how this development will affect traffic in the area. Thunstrom explained that in the Comprehensive Plan, they were anticipating high density projects in this area. She added that they are waiting to hear back from Anoka County on turn lane requirements for this development. She noted Anoka County is supportive of this project and its location.

Faanes noted the sale price of \$5,000 seems very low for an almost six acre lot. Thunstrom explained that EDAs typically purchase distressed or redevelopment properties with the opportunity to sell the property at its highest and best use. She said the EDA is unique as it has its own authority.

Motion to approve Resolution 2025-01, a Resolution Approving the Sale of Property, Purchase Agreement and Granting Signatory Authority.

Motion: Muehlbauer  
Second: Pavelich-Beck  
Motion Carried: 3-1

## 5. NEW BUSINESS

### A. TIF - For Discussion Only

Thunstrom reviewed the Staff report concerning TIF and North Shore Development's application.

Pavelich-Beck shared her appreciation for the information provided by Ehlers as they did a great job explaining how TIF works.

Muehlbauer asked if they will be working with North Shore to see how much funding they need. Thunstrom said yes and explained that a true need will have to be shown before the funding is placed.

Rodger asked if the tax base will still apply to the School District. Thunstrom said yes.

Muehlbauer asked about the estimated value of this project. Mr. Alexander said the project cost is roughly \$25,000,000 to \$27,000,000.

**B. 2024 Annual Report**

Thunstrom reviewed the 2024 EDA Annual Report.

Motion to accept the 2024 EDA Annual Report.

Motion: Pavelich-Beck

Second: Rodger

Motion Carried: 4-0

**6. MEMBER REPORTS**

Faanes shared that she has some general questions on the functions of the EDA and how they interact with the City. Thunstrom shared that she can meet with Faanes to review the EDA by-laws and functions. She explained that the EDA was established for financing purposes and meets as needed when there are things to discuss. She added that they have the authority to be a taxing body; however, they are not currently taxing residents.

Rodger shared that the new City Hall Fire Station started with work by the EDA and he is happy to see how wonderful the building turned out.

Motion to accept member reports.

Motion: Muehlbauer

Second: Faanes

Motion Carried: 4-0

**7. ADJOURNMENT**

Muehlbauer made a motion to adjourn the meeting at 6:03 p.m. Rodger seconded.

Motion Carried: 4-0

Minutes recorded by: Time Savers Secretarial



## ECONOMIC DEVELOPMENT AUTHORITY AGENDA REPORT

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**TO:** SFEDA President and Commission  
**FROM:** Kate Thunstrom, City Administrator  
**SUBJECT:** Real Property Listing – AC PIN 32-34-24-43-0040  
**DATE:** July 14, 2025

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### **OVERVIEW:**

The City Council transferred the property identified by its PIN as listed above, to the EDA. Final steps to address the title transfer are being completed which will allow the EDA to sell the property.

A sign has been moved to the property that identifies there are opportunities, and it is listed through the Anoka County Regional Economic Development group, however, to attract a larger audience, listing it on the MLS is important.

The property will be listed at market value and offers that strive to meet the City planning and redevelopment efforts will be brought to the EDA for consideration. This is a commercial lot that is zoned B1. As an EDA property we look for it to meet design standards as well as work towards St. Francis Forward planning initiatives.

The lot is roughly 1.7 acres in size and as shown on the attached GIS map, the property does not connect to the river and is not uniform in shape. This is a complicated parcel due to Anoka County access requirements and the rules of the Rum River. Staff will work closely with interested parties to determine project potential as it relates to ordinances and development barriers.

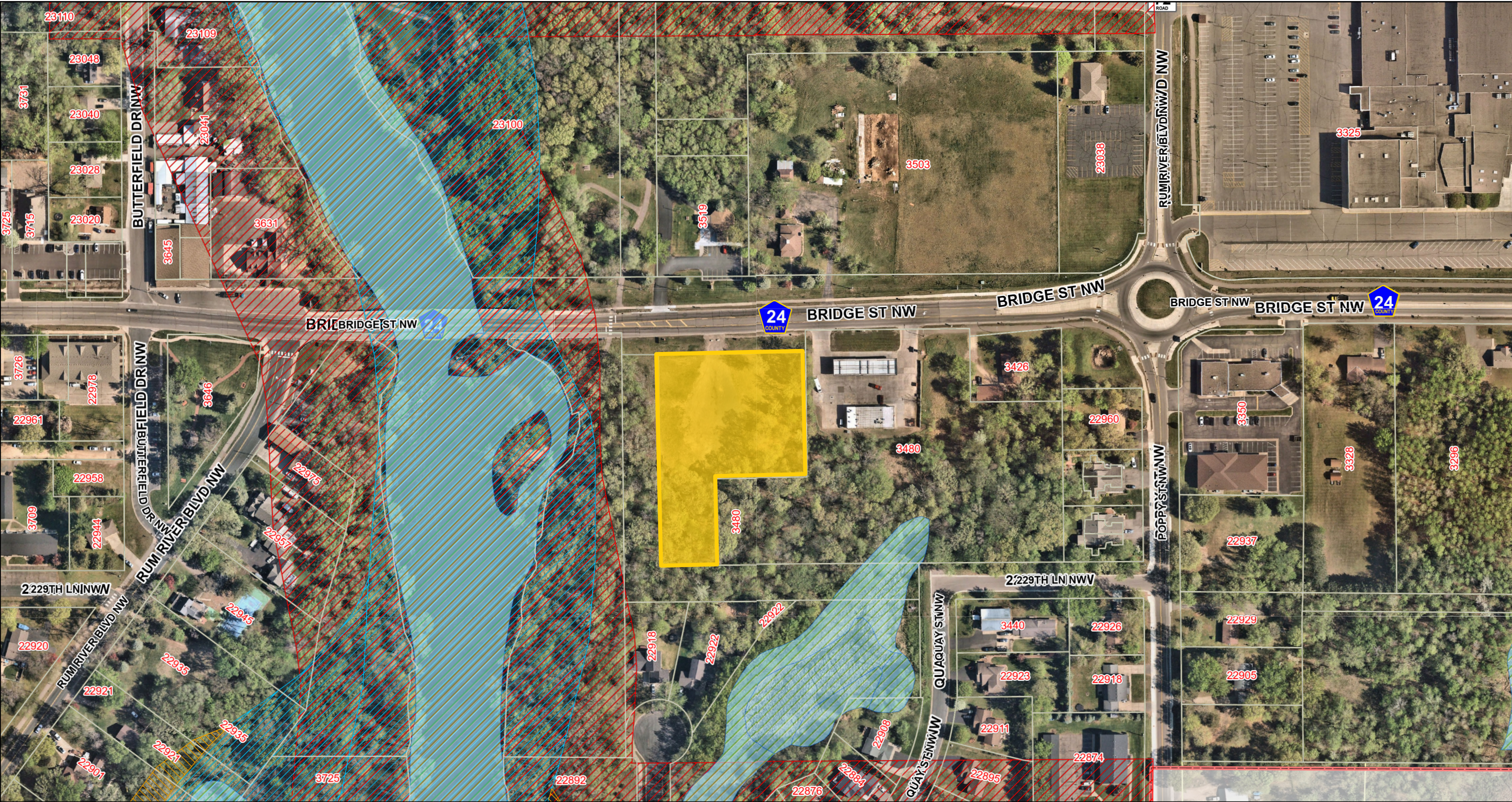
**ACTION TO BE CONSIDERED:**

EDA Authority to approve Executive Director to work with realtor to list property for sale.

Attachments:

- Map identifying site





July 2, 2025

Address Labels

Road Labels

Parcels

National Wetland Inventory

Flood Hazard Zones

100 Yr Floodplain

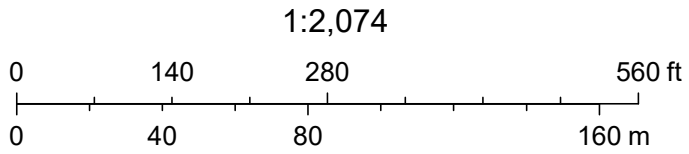
500 Yr Floodplain

Wild And Scenic River

Urban Wild & Scenic District

St. Francis City Boundary

City Mask







## ECONOMIC DEVELOPMENT AUTHORITY AGENDA REPORT

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**TO:** President and Commission  
**FROM:** Kate Thunstrom, SFEDA Executive Director  
**SUBJECT:** Purchase Agreement Amendment  
**DATE:** July 14, 2025

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### **OVERVIEW:**

On February 19<sup>th</sup>, the EDA met and held a public hearing regarding the sale of an EDA-owned parcel at 3731 Bridge Street. At that time the EDA entered into a Purchase Agreement with North Shore development. The intent of the project was for the property to be developed into a 120-unit apartment building.

One of the requirements of moving the project forward was the development needing tax increment financing (TIF). During the May 5th, 2025, Council meeting, the application for Tax Increment Financing did not move forward.

As North Shore continues to review their land use options and consider a townhome development, it is important that the period of due diligence is considered due to requirements of testing, engineering and land use processes.

Amendment to be considered within the Purchase Agreement would move the "Due Diligence Date" to April 1, 2026.

Amendments to be considered within the Development Agreement would move the language pertaining to an "Apartment" to "Townhomes".

### **ACTION TO BE CONSIDERED:**

EDA Authority to review and approve amendment as presented to the Purchase Agreement and Development Agreement.

Attachments:

- Second Amendment to Purchase Agreement



**SECOND AMENDMENT TO  
PURCHASE AGREEMENT**

THIS SECOND AMENDMENT TO PURCHASE AGREEMENT (this “**Amendment**”) is made and entered into as of [ ], 2025, by and between **THE ST. FRANCIS ECONOMIC DEVELOPMENT AUTHORITY**, a public body corporate and politic under the laws of Minnesota (“**Seller**”), and **NORTH SHORE DEVELOPMENT PARTNERS LLC**, a Minnesota limited liability company (“**Buyer**”).

**RECITALS**

This Amendment is made with respect to the following facts:

- A. Buyer and Seller entered into that certain Purchase Agreement with an effective date of December 21, 2024, as amended by that certain First Amendment to Purchase Agreement effective as of March 19, 2025 (as amended, the “**Agreement**”).
- B. The parties hereto wish to enter into this Amendment to reflect the intentions, understandings, and agreements of the parties.

**AMENDMENT**

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller hereby agree as follows:

- 1. Capitalized Terms. Terms and words not herein expressly defined shall, to the extent the same are defined in the Agreement, have the same meaning and application ascribed thereto in the Agreement, it being the intent of the parties hereto that the Agreement and this Amendment be applied and construed as a single instrument.
- 2. Buyer’s Contingencies. The first sentence of Section 3 is hereby deleted as amended and restated as follows:  
  
“Unless a different period of time is specified herein, the obligations of Buyer under this Agreement are contingent upon each of the following contingencies (“Buyer’s Contingencies”) occurring on or before April 1, 2026 (the “Due Diligence Date”).”
- 3. Buyer’s Objections. The deadline for Buyer’s Objections in Section 8.2 is hereby extended to be due on or before April 1, 2026.
- 4. Effect of Amendment. Except as expressly modified herein, the Agreement is unmodified, is hereby ratified and affirmed, will remain in full force and effect in accordance with its terms. If there is any inconsistency between the terms of the Agreement and the terms of this Amendment, the provisions of this Amendment will govern and control the rights and obligations of the parties hereto.

5. Counterparts; Electronic Signature. This Amendment may be executed in counterparts, each of which will be deemed to be an original, and all of which will constitute one and the same instrument. This Amendment may be executed and delivered by one party to the other by facsimile or e-mail (PDF) transmission, and counterparts executed and delivered in such manner will be fully binding and enforceable to the same effect as if an original had been executed and delivered instead.

*(signatures follow this page)*



IN WITNESS WHEREOF, Seller and Buyer have executed this Amendment as of the date first set forth above.

**SELLER:**

**THE ST. FRANCIS ECONOMIC  
DEVELOPMENT AUTHORITY,**  
a public body corporate and politic under the  
laws of Minnesota

\_\_\_\_\_  
By: Kate Thunstrom  
Its: Executive Director

**BUYER:**

**NORTH SHORE DEVELOPMENT  
PARTNERS LLC,**  
a Minnesota limited liability company

\_\_\_\_\_  
By: Matt Alexander  
Its: President