

1  
2 CITY OF ST. ANTHONY  
3 HOUSING AND REDEVELOPMENT AUTHORITY MEETING  
4 AUGUST 8, 2022  
5

6 **CALL TO ORDER.**

7  
8 Chair Stille called the meeting to order at 7:35 p.m.  
9

10 **ROLL CALL.**

11  
12 Present: Chair Stille, Commissioners Jenson, Randle, Walker, and Webster.

13 Absent: None.

14 Also Present: Executive Director Charlie Yunker.  
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16

17 **I. APPROVAL OF August 8, 2022 H.R.A. AGENDA.**

18  
19 Motion by Commissioner Jenson, seconded by Commissioner Webster, to approve the August 8,  
20 2022 Housing and Redevelopment Authority Agenda as presented.  
21

22 **Motion carried 5-0.**  
23

24 **II. CONSENT AGENDA.**

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26 A. H.R.A. Meeting Minutes of July 26, 2022.  
27

28 Motion by Commissioner Randle, seconded by Commissioner Walker, to approve the Consent  
29 Agenda as presented.  
30

31 **Motion carried 5-0.**  
32

33 **III. PUBLIC HEARINGS – NONE.**  
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35 **IV. GENERAL POLICY BUSINESS OF THE H.R.A.**

36  
37 A. Kenzie Terrace Land Update.  
38

39 Executive Director Yunker reviewed a report submitted by Ryan Spencer and Justin Messner of  
40 WSB regarding Kenzie Terrace.  
41

42 The environmental investigation performed by WSB discovered a petroleum leak at the site. The  
43 leak was reported to the MPCA by the site owner (Interstate Development) in June 2022 and  
44 issued MPCA leak #21760. The MPCA is currently going through the process of identifying the  
45 responsible party (RP) for the leak. The RP is presumed to be the former gas station (Kenzie  
46 Company Gas Station) that occupied the site. The MPCA will determine if the gas station is still  
47 a viable business entity to pursue corrective actions against for the required follow-up leak

1 investigation, referred to as a limited site investigation (LSI). The goal of the LSI is to define the  
2 extent/magnitude of the leak. The MPCA has 60 days to perform their RP search, which will  
3 likely determine the former gas station entity no longer exists. Once complete, the MPCA will  
4 issue a corrective actions letter to the owner stating an LSI is needed. The costs to perform the  
5 LSI (up to 90%) are eligible for reimbursement via the MN Petrofund Program.

6  
7 Interstate Development plans to voluntarily perform the LSI and pursue Petrofund  
8 reimbursement. However, they would like to wait for the MPCA to issue the correction action  
9 letter to start the LSI work to ensure the work will be eligible for Petrofund reimbursement. The  
10 MPCA's corrective action letter is anticipated in August 2022. Therefore, extension of the due  
11 diligence period to October 2022, is needed to obtain the corrective action letter, solicit bids for  
12 the LSI, and possibly perform the LSI.

13  
14 Subsequently, the city enrolled the site into the MPCA Brownfield Program to obtain eligible  
15 contamination liability assurances. The site was issued Brownfields #BF0002266. The MPCA  
16 will issue a General Liability Letter (GLL) related to the discovered petroleum impacts.  
17 However, the GLL cannot be issued until after the RP search has been completed. Therefore,  
18 extension of the due diligence period to October will also allow time for the GLL to be  
19 issued/obtained prior to site purchase.

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21 **V. STAFF REPORTS – NONE.**

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

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

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27 **VIII. ADJOURNMENT.**

28  
29 Chair Stille adjourned the meeting at 7:40 p.m.

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32 Respectfully submitted,  
33 Debbie Wolfe  
34 *TimeSaver Off Site Secretarial, Inc.*

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36  
37 ATTEST: \_\_\_\_\_  
38 City Clerk

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\_\_\_\_\_  
Chair