



Minutes
Roseville Economic Development Authority (REDA)
City Council Chambers, 2660 Civic Center Drive
Monday, January 28, 2019 – 6:00 p.m.

1. Roll Call

President Dan Roe called to order a meeting of the Roseville Economic Development Authority (REDA) in and for the City of Roseville at approximately 6:00 p.m. Voting and Seating Order: Willmus, Groff, Etten and Roe. President Roe announced that Board Member Lisa Laliberte was not present at the meeting due to illness.

Present: President Dan Roe and Board Members Robert Willmus, Jason Etten, and Wayne Groff.

Others Present: Executive Director Pat Trudgeon and Housing & Economic Development Program Manager Jeanne Kelsey

2. Pledge of Allegiance

3. Approve Agenda

4. Public Comment

5. Business Items

a. Consider Contract for Roseville Economic Development Authority Legal Services

Executive Director Patrick Trudgeon provided a brief summary of this request as detailed in the staff report and attachments dated January 28, 2019. He noted RFP's were obtained for legal services and four responses were received. Staff recommended Kennedy and Graven.

Member Willmus asked if there was a concern on the part of staff that these other law firms might not be able to fulfil the obligations or what the EDA would be looking for as far as advice.

Mr. Trudgeon stated that staff looked specifically through the lens of housing and economic development activities and specific state law in those categories and that Kennedy and Graven had experience in doing that. Other firms could certainly do that over time, but given the speed needed on some of the City's issues and some of the particulars of the law, staff felt Kennedy and Graven was the one firm that could continue working on the projects the City is doing. Mr. Trudgeon added that the firm has demonstrated a lot of expertise in the past ten years and helped the City through a lot of the particular issues that can be very involved under State Statutes for Housing and Economic Development and redevelopment.

Member Willmus asked if staff felt there was any value in consistency between the legal counsel the City has on the Council side as well as the EDA.

Mr. Trudgeon stated in some cases, he would and thought there was an argument for that. He thought if there was more experience on the City Attorney's side, that might lend itself very well but at this point, given these are really two different disciplines of law, he thought the City would be better served at this point to continue working with Kennedy and Graven.

President Roe asked when it comes to developing TIF Districts and doing analysis, is Kennedy and Graven doing that analysis and developing the language of the TIF District establishment and narrative that goes with that or is another firm doing that. Also, when the EDA gets to purchasing property as a real estate transaction, is that something Kennedy and Graven has experience in or would it make sense to seek direction from the other firm that represents the City in terms of that area.

Mr. Trudgeon noted Kennedy and Graven is a large firm and has represented the City in the past regarding some real estate transactions and the lead attorney, Martha Ingram, would still be the lead but other specialists are brought in from that firm at times to help the City through those transactions.

Mr. Trudgeon stated often times, it is better with specialized items to bring in other specialists. He stated Kennedy and Graven is certainly involved in the TIF District, but the City does use Ehlers and Associates to write up some of the plan but is in close consultation with the attorney and any development agreement as a result of the TIF plan is written by the EDA attorney.

Member Willmus asked prior to changing from an HRA to an EDA, did the City use Erickson, Bell, Beckman along with the City TIF specialists.

Mr. Trudgeon indicated previously when it was more of a City function, Briggs and Morgan were used with their bond counsel for the legal part and the City used Springsted to write the plan.

President Roe offered an opportunity for public comment with no one appearing to speak to this issue.

Groff moved, Etten seconded, approving a three-year contract for professional legal services for EDA and HRA guidance with Kennedy & Graven.

EDA Discussion

Member Groff stated in the information staff provided, he liked the experience Kennedy and Graven has with HRAs and EDAs. He thought the firm was also

guaranteeing their rates for three years, which was important for the City. He also noted the firms' hourly rate was also competitive and he felt this was the best firm.

Member Etten agreed but noted with some of the items that have been before the EDA recently, he wondered if the City was getting the best service as in the case of 196 S. McCarrons. He noted that ensuring the City is getting the best service is important and, in the future, staff needs to make sure the EDA is getting the best service possible.

Member Willmus stated he was going to speak against the motion and would like to see the City bring in some fresh counsel to look at what the City has been doing on the EDA side. He thought it would give a different perspective to look at some of these items and have a different set of eyes looking at it. As Member Etten noted, there have been some issues in the past, not only 196 S. McCarrons but prior to that with the Dale Street Fire Station redevelopment. He also liked the idea of some continuity between the City Council's legal counsel as well as blending that with what the EDA is doing.

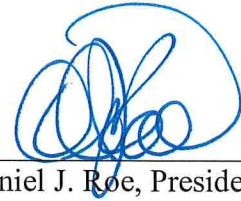
President Roe stated he was not strongly wed to one service provider or another in this case because attorneys generally have expertise in the law and can research statutes and things like that if needed. Equally, he did appreciate the experience and continuity with Kennedy and Graven, especially with the number of things the EDA has going on right now, but he also understood some of the arguments on the other side of it. He was not sure in either of the cases brought up that he would necessarily put very much of the concern on the legal representation the EDA had. He thought there were a number of factors associated with those particular projects that would have been a challenge for any legal advisor at that time to necessarily have been able to better deal with than what was done with Kennedy and Graven. He indicated he was supportive of the motion.

Ayes: 3
Nays: 1 (Willmus)
Motion carried.

6. Adjourn

Etten moved, Willmus seconded, adjourning the REDA meeting at approximately 6:20 p.m.

Ayes: 4
Nays: 0
Motion carried.



Daniel J. Roe, President

ATTEST:


Patrick Trudgeon, Executive Director