

**CITY OF FALCON HEIGHTS**  
Regular Meeting of the City Council  
City Hall  
2077 West Larpenteur Avenue  
**MINUTES**  
January 27, 2021 at 7:00 P.M.

**NOTE: THIS MEETING WAS HELD BY WEB CONFERENCE**

- A. CALL TO ORDER: 7:00 PM
- B. ROLL CALL: ANDREWS\_X\_ GUSTAFSON\_X\_ LEEHY\_X\_  
MIAZGA\_X\_ WEHYEE\_X\_

STAFF PRESENT: THONGVANH\_X\_

- C. PRESENTATION
- D. APPROVAL OF MINUTES:
  - 1. January 13, 2020 City Council Regular Minutes

Motion by Council Member Leehy;  
Approved, 5-0.

- E. PUBLIC HEARINGS:
- F. CONSENT AGENDA:
  - 1. General Disbursements through: 1/19/21 \$138,523.31  
Payroll through: 1/15/20 \$19,796.85
  - 2. Approval of City License(s)

Motion by Council Member Andrews to approve the Consent Agenda;  
Approved, 5-0.

Motion by Council Member Wehyee to rescind approval of the rental license for 1758 Maple  
Court at the request of City Administrator Thongvanh;  
Approved, 5-0.

Administrator Thongvanh

I want to introduce the Council to Vandara Thammavongsa. Vandara has a degree from St. Thomas and has spent the last 3 years with the City of Burnsville Police Department.

Vandara Thammavongsa

Thank you for the opportunity, I am excited to work for the City. I look forward to meeting each of you.

G: POLICY ITEMS:

1. Amber Union Tax Increment Financing (TIF) Request – Calling for Public Hearing

Administrator Thongvanh

A resolution is included in your packet for a public hearing on the TIF request by Amber Union. The project received funding from the Met Council for about 1 million, state bonding for more than 23 million, and for DEED for 150k.

The next step will require a public hearing on the proposed adoption of a modification to the development program for District No. 1, the proposed establishment of TIF District No. 1-4. The public hearing will be via Zoom.

Council Member Leehy

I am wondering if we can have the schedule of the events on our City Calendar.

Administrator Thongvanh

I am working with our Community Development Coordinator, Paul Moretto, on a landing page for this project that people can use to find information on our website.

Peter Deanovic, Buhl Investors

We are grateful to have received funding. We will continue to press towards bringing this asset back to being a viable part of the community.

Council Member Andrews

Would it be possible to include some of the meetings as part of our regular Council meetings?

Peter Deanovic, Buhl Investors

From my experience, the meetings are best done during the day when we have a contractor on site.

Administrator Thongvanh

The purchase was previously owned by TIES and it was a non-taxable jurisdiction. Once Buhl Investors purchased the property, it is taxable. In 2021, the City will be receiving 16,000 in taxes which is 16K more than we have received. Under a TIF agreement, Buhl investors will still pay the base amount but any increment over that will be reimbursed for the duration of the term we agree to. There are specific uses that the money reimbursed can be used for.

Todd Hagen, Ehlers, Inc.

There will be a development agreement that is drafted. In the statutory process, you'll see the tax increment for 26 years. When you see the tax increment plan, you'll see a pretty large budget and some pretty large tax increment numbers but these will be scaled back when we get to the development agreement. I suspect that in the agreement we'll be looking at 12-13 years.

Council Member Wehyee

After the 12-year term, what happens to the rent? Does it go up?

Peter Deanovic

It will remain affordable housing after that 12-year period of time. After the 12-13 years, the City will receive the full amount of the taxes. One of the purposeful part of this plan is to make sure it doesn't encumber anything around it. For example, the parking lot next to the building will continue to pay its taxes, it will not be tied into the TIF.

Motion by Council Member Andrews to approve Resolution 21-05, seconded by Council Member Leehy;  
Approved, 5-0.

## 2. McDonald Hopkins Engagement Letter

### Administrator Thongvanh

There were about 20 employees that were affected by a data breach in November 2020. The City contacted the League of Minnesota Cities and filed a case to ensure that we would be prepared for any damages that were incurred by the breach. Six of the IP addresses that accessed the document were non-employees. McDonald Hopkins is a firm that the League works with. The City will be providing 1 year of free credit monitoring for employees that were affected by the breach.

### Council Member Miazga

Did the two employees from McDonald Hopkins provide an estimate for the time they would spend on this? I saw their hourly rates.

### Administrator Thongvanh

No. If the cost exceeds my allowed 5,000 in spending, I would obtain additional information and bring it to Council for approval. Our deductible with the League is \$5,000, so either way it shouldn't exceed that.

Motion to approve engagement letter and to authorize City Administrator to execute necessary documents by Mayor Gustafson;  
Approved, 5-0.

## H. INFORMATION/ANNOUNCEMENTS:

### Council Member Leehy

I attended the Planning Commission last night as the Council Liaison. We discussed policies regarding vacant properties as well as landlord responsibilities. The other item that I will share is some information about email notifications, which residents can sign up for on our website.

### Council Member Miazga

- NYFS meets tomorrow.
- Do Good Roseville has an event tomorrow evening.
- I want to express support for the Minnesota State House resolution that was passed on Monday.

### Council Member Wehyee

- Council Member Miazga and I will be hosting a town hall meeting.
- I will be speaking with Administrator Thongvanh about ways to improve our City newsletter and make it more accessible.

Mayor Gustafson

- Community Engagement Commission met on Monday and elected a chair and vice chair. They will be brainstorming ideas for events post-COVID, and will be discussing City communications, since that is part of their responsibility under City ordinance.

Council Member Leahy

I appreciate Council Members Wehyee and Miazga for their efforts to host a town hall meeting. I would like to host a town hall meeting as a full council, which we intended to do last year but it was cancelled due to COVID.


Administrator Thongvanh

- We can discuss planning a town hall as a full council at the workshop.
- There was a water main break at the Community Park building.
- We have a conduit bonding request from a senior care facility, and I will talk more about this at the workshop.
- On the agenda will be police services and how we will move forward, as well as the survey results for the Larpenteur honorary naming.

I. COMMUNITY FORUM:


*Please limit comments to 3 minutes per person. Items brought before the Council will be referred for consideration. Council may ask questions for clarification, but no council action or discussion will be held on these items.*

J. ADJOURNMENT: 8:04 PM



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Randall C. Gustafson, Mayor

Dated this 27th day of January, 2021



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Sack Thongvanh, City Administrator