

**SPECIAL JOINT MEETING
OF THE
BIG LAKE CITY COUNCIL AND BIG LAKE ECONOMIC DEVELOPMENT
AUTHORITY**

JUNE 21, 2006

1. CALL TO ORDER

Mayor Orrock called the meeting to order at 6:00 p.m.

2. ROLL CALL

City Council Members Present: Mayor Don Orrock, Council Members Chuck Heitz (BLEDA Representative), Duane Langsdorf (arrived at 6:24 p.m.), and Patricia May. Council Member absent: Lori Kampa.

BLEDA Members Present: President Doug Hayes, and Jim Zwilling. BLEDA Members Absent: Robert Eddy, Jim Dickinson, and Dave Gast.

Big Lake City Staff Present:

Finance Director Corey Boyer, City Clerk Gina Wolbeck, and Intern Katie Blakeslee.

3. ADOPT PROPOSED AGENDA

EDA Member Hayes motioned to adopt the proposed agenda. Seconded by Council Member Heitz, unanimous ayes, motion carried.

4. BUSINESS

4A. Potential Downtown Redevelopment Projects

Corey Boyer reviewed the Return on Investment summary for the Putnam Avenue and Fern/Eagle Lake Road potential redevelopment areas. Mr. Boyer also indicated that Ken Tyra has obtained a purchase offer on the Oppidan parcels in the Fern/Eagle Lake Road project area, and that Mr. Tyra would like to proceed with redevelopment of this area. Board Members discussed potential TIF implications for each site, and relocation concerns. Staff indicated that if a private developer negotiates and purchases a site, the City is not responsible to

provide relocation benefits to the property owners. Board Members also discussed access concerns, public safety issues at the intersection of Highway 10 and Eagle Lake Road, and possible bonding options. Discussion was also held on the northern section of the site which would possibly be purchased by a different developer for a potential multi-family residential project. Board Members identified that they would not be in favor of the placement of any residential projects in this area.

Ken Tyra from City Places, LLC identified that the purchase offer with Oppidan is in place until October 15th, at which time, the purchase would need to be finalized or extended. Mr. Tyra reviewed the potential layout of the site and the need for a full intersection at Lexington Avenue and Eagle Lake Road.

Assistant City Administrator Scott Johnson and City Engineer Bradley DeWolf arrived at the meeting at 6:42 p.m.

Brad DeWolf reviewed the Highway 10/Eagle Lake Road proposed intersection improvements and informed the Board that he will be meeting with MNDOT and Sherburne County next week to discuss the project and possible funding options.

The general consensus of the Board Members was to direct staff to focus on the redevelopment of the Fern/Eagle Lake redevelopment project and to work with Ken Tyra on his portion of the project.

5. ADJOURN

EDA Member Zwilling motioned to adjourn the meeting at 7:10 p.m. Seconded by EDA Member Hayes, unanimous ayes, motion carried

Gina Wolbeck
City Clerk

Date Approved By Council _____ 06/28/06
Date Approved By BLEDA _____