

BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY

MEETING MINUTES

MONDAY, AUGUST 13, 2007

1. CALL TO ORDER

President Doug Hayes called the meeting to order at 7:01 p.m.

2. ROLL CALL

Commissioners present: Jim Dickinson, Robert Eddy (arrived at 7:10 p.m.), Dave Gast, Doug Hayes, Chuck Heitz, Lori Kampa, Norm Leslie, Jim Sanford, and Jim Zwilling.

Also present: Community Economic Development Director Jim Thares, City Planner/Community Development Assistant Leslie Chmielewski, and Economic Development Assistant Sandy Petrowski.

3. ADOPT AGENDA

Commissioner Dickinson motioned to approve the agenda as presented. Seconded by Commissioner Sanford, unanimous ayes, motion carried.

4. APPROVE BLEDA MEETING MINUTES FROM JULY 9, 2007

Commissioner Heitz motioned to approve the July 9, 2007 BLEDA minutes. Seconded by Commissioner Zwilling, unanimous ayes, motion carried.

5. BUSINESS

5A. BIG LAKE INDUSTRIAL PARK EAST

5A-i. Updates: Paragon Store Fixtures / Sunny Fresh Foods / IMR / White Bear Clothing

Community Economic Development Director Jim Thares briefly reviewed his August 8th memorandum. For information only; no action required by the Board.

5A-ii. Update: Ataboy Building

Mr. Thares reviewed Finance Director Corey Boyer's August 13th memorandum pertaining to unsuccessful attempts to contact Mr. Paumen concerning the outstanding revolving loan that exists on the Ataboy property and a request for a proposal for repayment on the loan. To date, staff has not received any response from Mr. Paumen and it is staff's recommendation at this time to turn this issue over to the City Attorney's office for further action.

Commissioner Dickinson moved to direct staff to turn the outstanding revolving loan issue over the City Attorney's office for the purpose of pursuing collection of personal guarantees for the outstanding revolving loan. Seconded by Commissioner Gast, unanimous ayes, motion carried.

5A-iii. Prospects Report

Mr. Thares reviewed the report and answered questions of the Board.

Commissioner Eddy arrived at 7:10 p.m.

5A-iv. Industrial Park Expansion

Mr. Thares reported that a purchase agreement was drafted and provided to Bruggeman Properties, who in turn provided comments to City staff. The City Engineer is obtaining information/cost estimates on the utility costs in order to provide them to Bruggeman for further review. Commissioner Sanford asked that the Town Board be kept apprised of the negotiations; Mr. Thares indicated that staff would do so.

Mr. Thares also stated that the Planning Commission will be reviewing Bruggeman's proposed replat of their residential area during a public hearing at their August 15th meeting.

5B. UPDATE: BIG LAKE PLAZA / LAKE SHOPPING CENTER

5B-i. Update: Sale of East End of Shopping Center

Mr. Thares reported that staff has been informed that Dr. Sealock has signed the purchase agreement and staff has asked him to provide the signed agreement at tonight's BLEDA meeting.

Commissioner Sanford asked for clarification on how much space would be remaining when the purchase agreement for the east end of finalized. Mr. Thares reported that, once the purchase agreement has been finalized with Dr. Sealock, the only remaining city-owned portion of the mall will be a 3,700 sq. ft. space located between the King Buffet and the municipal liquor store (Lake Liquor) on the west end of the mall.

5C. DOWNTOWN REDEVELOPMENT (HIGHWAY 10 & COUNTRY ROAD 5)

5C-i. Update: Redevelopment Project and Grant Application

Mr. Thares reviewed his August 8th memorandum regarding staff's June 29th meeting that was held with Nelson Building and Development Inc. officials to discuss the process of involving the remaining privately owned properties (Dairy Queen and Oppidan Investments) in redeveloping the area into a viable commercial center. He further stated that the City/BLEDA Attorney has been directed to draft a pre-development agreement/development agreement as soon as possible and that staff has completed a redevelopment grant application which was submitted to MnDEED on August 1st.

5C-ii. Update: Clean-up of 260 Eagle Lake Road North – Not discussed.

5D. PROJECT STATUS REPORT

Mr. Thares briefly reviewed the July 2007 Report and answered questions of the Board; no action required or taken by the Board.

5E. EDA BUDGET - For information only; no action required or taken by the Board.

5F. NORTHSTAR TRANSIT ORIENTED DEVELOPMENT (TOD)

5F-i. Reset Date for Special Council / Committee Gathering

Commissioner Kampa motioned to set Thursday, September 6, 2007, 4:00 p.m. for a Special BLEDA gathering in the City Council Chambers for a meeting of the Northstar Corridor Development Authority and a groundbreaking–anniversary celebration at the future site of the maintenance facility/rail station along CR43 South. Seconded by Commissioner Heitz, unanimous ayes, motion carried.

5G. HOUSING MARKET ANALYSIS –COMPREHENSIVE HOUSING STUDY

Mr. Thares reported that staff is currently reviewing the “draft” report and will provide comments from the BLEDA and staff to the consultant, Maxfield Research, Inc., for incorporation into the document prior to the report being presented to the City Council for their review/consideration at a future Council meeting.

It was the consensus of the Board to direct staff to provide the Board with a complete copy of the Housing Study for their review.

6. OTHER

- 1) Mr. Thares requested, and received, the Board's authorization to send a finalized letter pertaining to property aesthetics to Mr. Jim Johnson for his property located along Martin Avenue.
- 2) Mr. Thares briefly discussed the West Sherburne Tribune article on the upcoming BR&E public community commencement event (date yet to be determined – late September to mid-October).
- 3) Mr. Thares reported that Viper Powersports, Inc. (dba Viper Motorcycle Company) has merged with Melling Technology to form Viper-Melling Corporation.
- 4) The new City Planner/Community Development Assistant, Leslie Chmielewski, was introduced to the Board.

7. ADJOURN

Commissioner Heitz motioned to adjourn the meeting at 7:52 p.m. Seconded by Commissioner Kampa, unanimous ayes, meeting adjourned.