

BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY

MEETING MINUTES

MONDAY, NOVEMBER 8, 2010

1. CALL TO ORDER

President Doug Hayes called the meeting to order at 7:00 p.m.

2. ROLL CALL

Commissioners present: Raeanne Danielowski, Jim Dickinson, Dave Gast, Doug Hayes, Chuck Heitz, Jerry Parks and Jim Stahlmann. Commissioners absent: Mike Hayes.

Also present: Community Economic Development Director Jim Thares, City Administrator Scott Johnson, and City Planner Leslie Dingmann.

3. ADOPT AGENDA

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

4. APPROVE BLEDA MEETING MINUTES FROM OCTOBER 12, 2010

Commissioner Danielowski motioned to approve the October 12, 2010 BLEDA minutes. Seconded by Commissioner Heitz, unanimous ayes, motion carried.

5. JOINT CITY/TOWNSHIP EDA BUSINESS ITEMS

5A. BIG LAKE RAIL PARK

Jim Thares, Community Economic Development Director, gave a brief overview of the progress made on the Big Lake Rail Park project. Thares stated it is understood that property owners and those who will be involved in the development of the Rail Park will pay for the cost of the Highway 10 overpass/bridge design work. A brief overview of the November 5th meeting with Fiber PoP Solutions and the Indian Chamber of Commerce was provided to the members.

Commissioner Danielowski asked what the first development goal of Fiber PoP was. Thares stated the first project they will be working towards is construction of a data center business.

5B. PROJECTS STATUS REPORT

Leslie Dingmann, City Planner, stated the City is celebrating Manufacturer's Week November 8-12. All local manufacturers will be receiving a Certificate of Commendation from the Governor's Office along with a copy of the Mayor's Proclamation. An advertisement thanking local manufacturer's was published in the November 6th edition of the West Sherburne Tribune.

The Big Lake Investment Committee has completed its first retention visit and two more are scheduled for November.

Dingmann gave a brief update on the rehabilitation work on 1120 Powell Street and 5647 Loon Drive.

5C. PROSPECTS REPORT

Dingmann stated the Industrial Park Final Plat and Concept Plan were sent to a broker representing a client looking for a 20 acre parcel.

Kwik Trip has indicated they would like to schedule a community visit in late fall or winter. Staff will be following up with the contact to schedule a date/time.

5D. BLEDA BUDGET

The BLEDA budget was presented for information only. No action was taken.

6. CITY EDA BUSINESS ITEMS

6A. LAKE SHOPPING CENTER LEASE PROPOSAL

Thares stated staff has been negotiating with the Big Lake American Legion on the possibility of leasing City-owned space located in the Lake Shopping Center. EDA members were presented a copy of the proposed term sheet for review. Thares noted a follow-up meeting has been requested by representatives of the American Legion to further discuss the offer. Commissioner Dickinson suggested discussing the Legion's parking and accessibility needs as it pertains to the location.

It was the consensus of the EDA to meet with the American Legion and continue negotiating a contract.

6B. ADVANCED LIVING FACILITY DEVELOPMENT PROPOSAL

Thares stated staff is continuing to discuss the USDA and other financial options with Cherrywood Assisted Living (CAL). The meeting to further clarify the USDA program requirements has not been scheduled; however, staff believes the meeting will be set-up for mid-November.

The CAL / EDA joint Development Application for a text amendment has been submitted and will be presented at the December Planning Commission meeting.

6C. UPDATE: PROPOSED MULTI-FAMILY DEVELOPMENT

Thares gave a brief overview of the proposed multi-family project located at the TOD site. Staff has not received the business subsidy application from the developer. Commissioner Heitz questioned if the developer will be applying for tax increment financing in which Thares stated they would like to off-set the cost of a new road that will need to be constructed.

7. OTHER

Thares reviewed the articles on vacancy rates included in the packets.

Commissioner Heitz stated the planning of Phase II for the Northstar Commuter Rail extending it to St. Cloud will be put on hold indefinitely. Northstar is offering free rides on November 16th and 17th and the Link will now offer a Friday mid-day service bus.

8. ADJOURN

Commissioner Stahlmann motioned to adjourn the meeting at 7:45 p.m. Seconded by Commissioner Heitz, unanimous ayes, meeting adjourned.