

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

MAY 24, 2006

1. CALL TO ORDER

Mayor Orrock called the meeting to order at 5:30 p.m.

2. ROLL CALL

City Council Members Present: Mayor Don Orrock, Council Members Chuck Heitz (BLEDA Representative), Lori Kampa (BLEDA Representative), Duane Langsdorf, and Patricia May.

BLEDA Members Present: President Doug Hayes, Jim Dickinson, and Jim Zwilling (arrived at 5:40 p.m.). BLEDA Members Absent: Robert Eddy, and Dave Gast.

Big Lake City Staff Present:

Assistant City Administrator Scott Johnson, Finance Director Corey Boyer, Community & Economic development Director Jim Thares, City Clerk Gina Wolbeck, City Planner Annie Deckert, Intern Katie Blakeslee, City Attorney Matthew Brokl of Campbell Knutson, and City Engineer Brad DeWolf and Jared Voge of Bolton & Menk, Inc.

3. ADOPT PROPOSED AGENDA

Council Member Kampa motioned to adopt the proposed agenda. Seconded by Council Member Langsdorf, unanimous ayes, motion carried.

4. BUSINESS

4A. Potential Commercial Redevelopment Projects

Corey Boyer reviewed the cost comparison between the Putnam and the Eagle to Fern Redevelopment projects. Current and potential costs include land acquisition, infrastructure, engineering, relocation, and site prep.

Jim Thares provided the City Council and BELDA with a background on the two potential projects. Mr. Thares indicated that the developer for the Putnam Avenue Redevelopment project has withdrawn their interest in the project. The other potential project is located along Highway 10 from Eagle Lake Road North to Fern Street. Mr. Thares indicated that staff has been working with property owners in this area for further site acquisition. Staff is seeking Council and BLEDA direction on which redevelopment project the Boards would like staff to focus their efforts on.

Board Members discussed projects currently underway in the City which include the Lake Plaza Mall area on the northside and the former FSI site on the southside. Commissioner Dickinson reviewed appropriate City assistance strategies and potential uses for each project. Council Member Heitz discussed the potential risk associated with the Putnam project. Board Members discussed safety issues with the current configuration of the Highway 10/Eagle Lake Road and Highway 10/25 intersections. Staff reviewed funding for the improvements to the Highway 10/Eagle Lake Road intersection and Board Members identified that the City could secure funding from the Hazardous Mitigation Money available from MNDOT District 3. Staff identified that the road improvements at Highway 10/Eagle Lake Road would be constructed as part of a redevelopment project.

Ken Tyra, City Places, LLC – discussed the status of the Putnam Avenue project and informed the Board that they were unable to acquire time extensions from the property owners and that the property owners were seeking additional dollars for their sites. Mr. Tyra stated that he felt the project would be more feasible if the northside was already completed. Mr. Tyra indicated that if the property owners agreed with the original offer, and time commitments were granted, they would possibly be interested in continuing with the Putnam Avenue Redevelopment project. Mr. Tyra also indicated that he is in negotiations with one of the commercial property owners in the Eagle Lake Road to Fern Street project area and would also be willing to hold discussions with the remaining residential property owners.

Council Member Kampa discussed the possibility of a stop light on Eagle Lake Road at the intersection of Minnesota Avenue instead of at the future Martin Avenue. Board Members and the City Engineer discussed congestion at Minnesota Avenue and the potential benefits of a Martin Avenue extension. The City Engineer will gather additional information about how the two roadways could impact traffic for further review.

Staff will compile the projected total investment and return on investment for both redevelopment sites.

4B. Joint CASA Grant Application / SFHAP Modification

Jim Thares reviewed the current Single Family Housing Assistance Program (SFHAP) and the opportunity to link this program with the Central MN Housing Partnership (CASA) which targets workforce housing, emerging markets, and single headed households. Mr. Thares reviewed proposed amendments to the SFHAP guidelines. Staff is seeking the Boards approval on lowering the maximum loan amount from \$8,100 to \$5,000 to allow for assistance to more households and would allow this program to be partnered with the CASA program.

Commissioner Dickinson motioned to approve the procedural guideline amendment to the SFHAP guidelines and authorization of a Joint CASA Grant Application. Seconded by Commissioner Hayes, unanimous ayes, motion carried.

Council Member Heitz motioned to table the remaining item until a future meeting of each Board. Seconded by Council Member Kampa, unanimous ayes, motion carried.

4C. Potential Redevelopment of Blighted Scattered Site Homes

Item tabled until a future meeting of each Board.

5. ADJOURN

Council Member Langsdorf motioned to adjourn the meeting at 6:49 p.m. Seconded by Council Member May, unanimous ayes, motion carried

City Clerk

Date Approved By Council _____

Date Approved By BLEDA _____