

BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY

MEETING MINUTES

MONDAY, OCTOBER 13, 2009

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners present: Raeanne Danielowski, Jim Dickinson, Doug Hayes, Chuck Heitz, Norm Leslie, and Jim Stahlmann (sitting in for Mike Hayes). Commissioners absent: Robert Eddy, Dave Gast, Mike Hayes, and Jerry Parks.

Also present: Community Economic Development Director Jim Thares, City Administrator Scott Johnson, Finance Director Corey Boyer, and Planning Intern Chad Benson.

3. ADOPT AGENDA

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

4. APPROVE BLEDA MEETING MINUTES FROM SEPTEMBER 14, 2009

Commissioner Dickinson motioned to approve the September 14, 2009 BLEDA minutes. Seconded by Commissioner Leslie, unanimous ayes, motion carried.

5. BUSINESS

5A. ECONOMIC DEVELOPMENT RECOVERY ZONE BONDS

Community Economic Development Director Jim Thares reviewed his 10/06/09 memorandum on the new Recovery Zone Bonds program, noting that the County is still reviewing the guidelines for this new economic development bonding program and has not yet determined if the County would use any of the funding for its own projects, and, if it does not use the allocation for County projects, then they will ask cities to submit their own funding proposals for review in early 2010.

Since speaking with County representatives in September, staff has learned that a geographic "Recovery Zone" must be created by any governmental unit desiring to use the Recovery Zone Bond funds. Staff asked the BLEDA to review and discuss this issue.

BLEDA Member suggestions included expanding the Zone or incorporating the site of the Lakeside Drive-In into the Zone. Staff agreed to follow-up on this. Also, Members asked whether it is possible to overlay a Recovery Zone over a TIF District. Mr. Thares said that Ehlers could help answer this question and offered to have an Ehler's staff person attend the December BLEDA meeting.

5B. UPDATE: A. J. MACHINERY/GREAT DANE – LOAN DEFAULT

Mr. Thares reviewed the information pertaining to the delinquent loan and collateral for A. J. Machinery/Great Dane, noting that following the BLEDA's recommendation at their September meeting, staff has contacted City Attorney John Kelly for follow-up with the Bank of Elk River regarding a possible settlement for the BLEDA/City to accept payment in order to release its Mortgage (balance of \$46,500) on the A. J. Machinery property.

Commissioner Dickinson motioned that the BLEDA/City offer a settlement/release in exchange for \$5,000 cash and the crane or its sales proceeds. Seconded by Commissioner Heitz, unanimous ayes, motion carried.

5C. CALL FOR SPECIAL GATHERING ON NOVEMBER 14, 2009 FOR NORTHSTAR STATION GRAND OPENING

Mr. Thares reported that the City will be hosting a Grand Opening Event for the Big Lake Station on Saturday, November 14, 2009, to celebrate the start of the Northstar Commuter Rail and requested that the Board set a special gathering of the BLEDA for this event. He further noted that no action will be required or taken by the BLEDA at this event.

Commissioner Danielowski motioned to schedule a special gathering of the BLEDA on Saturday, November 14, 2009, at 9:00 a.m. at the Big Lake Northstar Commuter Rail Station site (located at 19691 County Road 43), for the Big Lake Station's Grand Opening Event. Seconded by Commissioner Dickinson, unanimous ayes, motion carried.

5D. CALL FOR SPECIAL GATHERING ON DECEMBER 1, 2009 – 8TH ANNUAL COMMITTEES WORKSHOP

Mr. Thares reported that the City Council has schedule a workshop to meet with all City Committee Members (Planning Commission, BLEDA, and Parks Advisory Committee) on Tuesday, December 1, 2009, at 5:00 p.m. in the Big Lake City Council Chambers, and he requested that the BLEDA set a special gathering for this workshop as discussed.

Commissioner Heitz motioned to schedule a special gathering of the BLEDA on Tuesday, December 1, 2009, at 5:00 p.m. in the Big Lake City Council Chambers, to participate in the Annual Committee Workshop with the City Council, Planning Commission, and Parks Advisory Committee. Seconded by Commissioner Danielowski, unanimous ayes, motion carried.

5E. PROJECTS STATUS REPORT

Mr. Thares reviewed the Project Status Report and answered questions of the Board regarding the DEED Shovel Ready Sites program.

Commissioner Heitz motioned to schedule a special gathering of the BLEDA on Wednesday, October 21, 2009 at 12:00 p.m. at the Friendly Buffalo to allow the BLEDA Members to meet with DEED Staff and City staff to discuss the DEED Shovel Ready Sites program. Seconded by Commissioner Danielowski, unanimous ayes, motion carried.

5F. BLEDA BUDGET

Finance Director Corey Boyer reviewed the budget documentation and answered questions of the Board.

5G. DISCUSSION: 2010 BLEDA BUDGET

Finance Director Boyer reviewed the 2010 BLEDA budget, answered questions of the Board, and received comments.

6. OTHER

The Board discussed rail-served industrial sites. The Members indicated that the proposed Big Lake Regional Rail Park is a unique idea and the study should help provide answers and direction.

7. ADJOURN

Commissioner Leslie motioned to adjourn the meeting at 7:59 p.m. Seconded by Commissioner Dickinson, unanimous ayes, meeting adjourned.