

BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY

MEETING MINUTES

MONDAY, MAY 11, 2009

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, Doug Hayes, Mike Hayes, Chuck Heitz, Jerry Parks and Jim Stahlman. Commissioners absent: Robert Eddy and Dave Gast.

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

3. ADOPT AGENDA

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

4. APPROVE BLEDA MEETING MINUTES FROM APRIL 13, 2009

Commissioner Heitz motioned to approve the April 13, 2009 BLEDA meeting Minutes. Seconded by Commissioner Parks, unanimous ayes, motion carried.

5. BUSINESS

5A. Prospects Report

Jim Thares reviewed the Prospects Report and updated EDA members on contact Staff has had with businesses on the list.

Commissioner Stahlman suggested in addition to the first contact column, Staff add a column on the Prospects Report to keep track of the last contact staff has made with the prospect.

5B. Project Status Report

Leslie Chmielewski stated two NSP informational meetings were held April 30th and May 7th. Staff will be submitting the Environmental Review to Minnesota Housing by the end of the week. Commissioner Heitz stated he would provide Staff with a list of foreclosed homes that may be good candidates for demolition.

The date for the "Plug into Sherburne County Tour" is Tuesday June 16th from 9:00-2:00. A community education forum (city staff, EDAs, city councils and commissioners) with BNSF representatives discussing the significance of rail related industrial parks is tentatively scheduled from 4:00-6:00p.m. that same day.

Mr. Thares stated a meeting with both Duffy Development and Pat Briggs is scheduled to further discuss funding options.

5C. BLEDA Budget

The budget was presented for Board review. For informational purposes only; no action taken by the board.

5D. Bids: Big Lake Senior Center/Food Shelf Space

Mr. Thares stated that if the EDA chooses to support the project, the proceeds from the sale of the east end of the mall could be used to help fund the remodel project. In the past, the EDA had mentioned alternative uses of the proceeds could be used for parking lot improvements at the mall. Mr. Thares reviewed the Memo from Finance Director Corey Boyer regarding the sale proceeds from the sale of the east end of the mall. The amount of \$139,300 is available for costs associated with the Big Lake Senior Center/Food Shelf space remodel project.

Mr. Thares stated the bids that were received totaled approximately \$85,000 for the full remodel project and approximately \$80,120 for the project excluding replacement of the ceiling in the Food Shelf warehouse.

Commissioner Danielowski stated she is in favor of the alternative option as it would save approximately \$5,000. City Administrator Scott Johnson noted the Food Shelf has a meeting scheduled in which they will discuss their contribution to the project.

Commissioner Danielowski also stated her concerns on how the message is going to get out about the availability of the space.

Commissioner Stahlman stated Elk River has done a similar project and believes a big portion of their success was because the space is referred to as the Activity Center not the Senior Center.

Commissioner Dickinson noted he would like to see where the EDA would be authorizing the funds to come from including the sources and uses. He expressed concern over the utilization of the Senior Center and if the cost of the remodel is justified if the space is only used one day per week. It was suggested the Senior Center Committee indicate what the space would be used for during the week.

Commissioner Danielowski suggested contacting the Elk River Activity Center to learn about what they offer at their location.

Commissioner Dickinson expressed further concern that the proceeds generated from the sale of the east end of the mall are from a commercial use and the proceeds should be spent on a commercial need such as parking lot improvements. However, if the Food Shelf is willing to contribute to the expansion of their space, that portion of the remodel plan could still be considered.

Commissioner Dickinson motioned to recommend to the City Council consideration of the food shelf expansion dependent upon the Food Shelf's contribution to the project and to temporarily put a hold on the Senior Center remodel project until the utilization of the space can be justified. Seconded by Commissioner Heitz, unanimous ayes, motion carried.

5E. Call for Special Gathering on May 27, 2009

The Northstar Corridor Development Authority has invited BLEDA members to attend a workshop on May 27th on transit-oriented development (TOD) around the Northstar Commuter train stations.

Commissioner Hayes motioned to set a special BLEDA gathering on May 27, 2009 from 3:30 p.m. to 6:00 p.m. for the TOD Workshop located at Coon Rapids City Hall. Seconded by Commissioner Danielowski, unanimous ayes, motioned carried.

OTHER

Jim Thares stated EDA members are invited to the National Rural Economic Developers Association Event on June 24-25, 2009 in Maple Grove. Mr. Thares stated he will talk with Tom Lambrecht from Great River Energy to see if they would be willing to offer registration scholarships to the event as the cost to attend is high.

7. ADJOURN

Commissioner Heitz motioned to adjourn the meeting at 8:00 p.m. Seconded by Commissioner Dickinson, unanimous ayes, meeting adjourned.