

BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY

MEETING MINUTES

MONDAY, SEPTEMBER 14, 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, Dave Gast, Doug Hayes, Mike Hayes, and Norm Leslie. Commissioners absent: Robert Eddy, Chuck Heitz and Jerry Parks.

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

3. ADOPT AGENDA

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

4. APPROVE BLEDA MEETING MINUTES FROM AUGUST 10, 2009.

Commissioner Dickinson motioned to approve the August 10, 2009 BLEDA minutes. Seconded by Commissioner Danielowski, unanimous ayes, motion carried.

5. BUSINESS

5A. Update: A. J. Machinery/ Great Dane- Loan Default

Jim Thares reviewed a letter received from the Bank of Elk River dated August 20, 2009 in which the bank offered \$2,500.00 for the City to waive its rights to the collateral and step out of the foreclosure process. Thares stated staff requested a complete payment history of the Bank's loans to A.J. Machinery/Great Dane to determine the mortgage amounts that are in superior line position.

The EDA sub-committee recommendation was the proposed offer from the Bank of Elk River was insufficient and that staff request additional information so they can continue to look at all available options and discuss with the City's legal counsel. An update will be provided at the next regularly scheduled EDA meeting.

5B. Economic Recovery Zone Bonds

Mr. Thares stated staff is asking for EDA member's suggestions on possible projects that could be considered with funding from the Economic Recovery Zone Bonds. Commissioner Danielowski questioned if staff had met with Sherburne County representatives to discuss the process as they would be the entity that would submit the application. Mr. Thares stated no meetings have taken place but staff will arrange one in the next few weeks. He suggested an appropriate project might be the proposed Rail Industrial Park

5C. Removal of Parcel from TIF District 1-4

Finance Director Corey Boyer stated staff was contacted by the County to consider removing a parcel of land from TIF District 1-4 as it is now part of the Martin Avenue right of way and the County does not carry parcel numbers on road right of ways. The parcel must be removed from the TIF District before it can be deleted.

Commissioner Dickinson motioned to approve the removal of parcel 65-401-0025 from TIF District 1-4. Seconded by Commissioner Danielowski, unanimous ayes, motion carried.

5D. Call for Special Gathering- Developer's Event

City Planner Leslie Chmielewski stated EDA members were invited to the Developer's Tour on Thursday September 17 which will consist of a presentation, tour of the City and lunch.

Commissioner Dickinson motioned to set a Special Meeting date for Thursday, September 17, 2009 at 10:00 a.m. at City Hall for the 2009 Developer's Event. Seconded by Commissioner Danielowski, unanimous ayes, motion carried.

5E. Call for Special Gathering- Northstar TOD Visioning Workshop

Council members, Commissioners and Committee members are invited to a visioning session conducted by LSA Design to gather in put and create a vision for the possible types of development in the TOD area.

Commissioner D. Hayes motioned to set a Special Meeting for Wednesday, September 30, 2009 at 6:00 p.m. in the City Council Chambers. Seconded by Commissioner Gast, unanimous ayes, motion carried.

5F. Project Status Report

Leslie Chmielewski stated the City has acquired one home since the last EDA meeting with NSP funds and a closing for another one will be set this week. The total homes acquired to date are three homes.

Thares stated staff was notified that WNT is choosing to work with other communities as Big Lake was unable to meet the necessary criteria for them to move forward. EDA members will receive the email follow-up response that Mr. Thares sent.

Thares stated the Rail Park Feasibility Study is progressing and will be finished in October.

5G. Consider Bids: Removal of Sign Post Base

Jim Thares informed EDA members that three bids were received for removal of the sign post base located in the parking lot of the Big Lake Shopping Center. Two estimates were received from the excavating companies; one for complete removal of the footings and the second for removal of the footings at ground level. Thares stated because this is a redevelopment site, staff is recommending the least expense option of removing the footings only to ground level.

Commissioner Dickinson motioned to accept Moores Excavating bid of \$400.00 to remove the sign footings to ground level. Seconded by Commissioner Danielowski ayes, motion carried.

5H. Consider Bids: Trail Connection at Northstar Commuter Train Station

Jim Thares stated Bolton and Menk has received quotes for the construction of pedestrian improvements consisting of pedestrian ramps and concrete sidewalk near the Northstar Commuter Rail Station. The low quote was received from LaTour Construction for \$12,570.75.

Commissioner D. Hayes questioned when this projected is expected to be completed. Mr. Johnson stated the intent is to finish the project sometime this fall prior to the start of service.

Commissioner Dickinson motioned to accept LaTour Construction's bid of \$12,570.75 to complete the pedestrian improvements near the Northstar Commuter Rail Station. Seconded by Commissioner Danielowski, unanimous ayes, motion carried.

5I. BLEDA Budget

Finance Director Corey Boyer reviewed the budget and answered questions of the EDA members. For information only; no action was taken.

6. OTHER

Jim Thares stated there have been 14 single family residential permits issued and four more are in the process for review.

Commissioner D. Hayes announced Governor Tim Pawlenty will be speaking at the Chamber monthly meeting on September 30.

Commissioner Danielowski motioned to set a Special Meeting date for Wednesday September 30, 2009 at 12:00 p.m. at Carousell Works for the Big Lake Chamber of Commerce meeting. Seconded by Commissioner Dickinson, unanimous ayes, motion carried.

7. ADJOURN

Commissioner M. Hayes motioned to adjourn the meeting at 7:35 p.m. Seconded by Commissioner Dickinson, unanimous ayes, meeting adjourned.