

BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY

MEETING MINUTES

MONDAY, MAY 10, 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, Mike Hayes, Chuck Heitz, Jerry Parks, and Jim Stahlmann. Commissioners absent: Robert Eddy.

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 APRIL 12, 2010

Commissioner Dickinson motioned to approve the April 12, 2010 meeting Minutes with the following corrections: 1) The last sentence of Item 5D, paragraph three is to read: Mr. Rondeau stated he thinks the City's industrial land isn't being sold because of the state of the current economy not because the City isn't marketing the land well ourselves. Seconded by Commissioner Danielowski, unanimous ayes, Minutes approved.

5. JOINT CITY/TOWNSHIP BLEDA BUSINESS ITEMS

5A. BIG LAKE INDUSTRIAL PARK EAST

5A-i. RFQ Process Update

Jim Thares provided a brief update on the RFQ process for the Big Lake Industrial Park marketing services. Commissioner M. Hayes agreed to sit on the sub-committee as the Big Lake Township representative. Broker interviews will be scheduled for May 27, 2010 in the early afternoon.

5B. BIG LAKE RAIL PARK

Thares provided a brief overview of activities and tasks accomplished over the last month for the Big Lake Rail Park efforts. It was noted that both Senator's Klobuchar and Franken were recommending that the Rail Park project be included in the 2011 T-HUD appropriations bill in the amount of \$1,000,000 for construction of the rail spur/siding.

Commissioner Danielowski asked if having a face-to-face meeting with the Senators would be beneficial in moving the project along. Commissioner Dickinson noted using the Senators' staff members as a way of communicating the progress of this project would help to remind the Senator's about this proposal. Commissioner Danielowski stated Sherburne County should be notified that the Rail Park project has been included in the appropriation's bill.

5C. PROJECT STATUS REPORT

Leslie Dingmann provided a brief overview of the May 6th Sherburne County Developer's Tour. Thirteen (13) brokers/developers attended the event which highlighted Transit Oriented Development areas.

Dingmann stated MN DEED has notified Staff that community visits are proposed for the first week in June for those who applied for the Shovel Ready Site Certification. Big Lake's tentative date is June 7th. Thares noted Staff was contacted to participate in an advertisement piece for Site Selection magazine in which Shovel Ready Sites in Minnesota would be highlighted. Thares will attend the Township Board meeting at the end of May to discuss this cost and other 2009 marketing costs.

Commissioner Dickinson motioned to approve participation of the advertisement piece in Site Selection magazine contingent upon Big Lake Township's contribution towards half of the \$150.00 expense. Seconded by Commissioner Gast, unanimous ayes, motion carried.

Dingmann stated that Staff and the Chamber President met with a Minnesota Chamber representative to discuss the Grow Minnesota business retention and expansion program. The cost of this program is \$500.00 per year. The Chamber Board has asked for the BLEDA's commitment of half the expense. The Chamber will be looking to local sponsors to fund their half of the cost.

5D. PROSPECTS REPORT

Dingmann noted a community marketing packet was sent to a restaurant prospect. The majority of inquires coming into the City have been for prospects looking for rail-served parcels.

Thares mentioned that the Laundromat prospect has requested a meeting to further discuss opportunities in Big Lake.

5E. BLEDA BUDGET

Commissioner Dickinson asked if the City's \$12,500 contribution to the Minnesota Community Capital Fund continues to be a good investment for the community. Thares noted the City has not used this resource since the City contributed to the Fund and that the commitment to participate in the program for five years has since past. He noted the best resource the City has is Tax Increment Financing (TIF) or Tax Abatement. The new TIF laws will be brought forward to the BLEDA members in the future.

6. CITY BLEDA BUSINESS ITEMS

6A. ASSISTED/ADVANCED LIVING FACILITY DEVELOPMENT PROPOSAL MARSHALL WEEMS, CHERRYWOOD

Thares gave an overview of the subcommittee meeting that took place on May 3rd. Overall, the subcommittee felt the meeting with the owners went well and suggested Staff continue exploring this opportunity. A meeting with the USDA representative to discuss the loan program will be scheduled in the near future. After the review of the loan program, the subcommittee will bring back a recommendation to the BLEDA.

6B. HIGHWAY 10 & COUNTY ROAD 5- WAYNE ELAM

Thares noted Wayne Elam, Commercial Realty Solutions, has indicated he has an opportunity to meet with both CVS and Walgreens in the near future and would like to represent the Big Lake redevelopment corner located at HWY 10 and County Road 5. Thares asked BLEDA members to discuss an appropriate fee or commission rate should one of the prospects locate to the site due to Mr. Elam's efforts.

Commissioner Heitz motioned to approve a 5% commission rate to Wayne Elam, Commercial Realty Solutions, should CVS or Walgreens locate on the Highway 10 and County Road 5 redevelopment corner. Seconded by Commissioner Dickinson, unanimous ayes, motion carried.

6C. MARKETING RFQ - BLEDA PARCELS/SPACE

Thares suggested the RFQ for the marketing of the BLEDA parcels/spaces not be sent out to brokers until after the meetings with CVS and Walgreens are complete as the Highway 10 and County Road 5 parcel is one in which the chosen broker would be representing. It was the consensus of the BLEDA members to wait until that time to send out the RFQ.

7. OTHER – None.

8. ADJOURN

Commissioner Dickinson motioned to adjourn the meeting at 8:15 p.m. Seconded by Commissioner Heitz, unanimous ayes, meeting adjourned.