

BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY

MEETING MINUTES

MONDAY, MARCH 14, 2011

1. CALL TO ORDER

President Doug Hayes called the meeting to order at 6:00 p.m.

2. ROLL CALL

Commissioners present: Richard Backlund, Raeanne Danielowski, Doug Hayes, Dave Gast, Mike Hayes, Chuck Heitz, Jerry Parks and Jim Stahlmann. Commissioners absent: Jim Dickinson.

Also present: Community Development Director Jim Thares and City Administrator Scott Johnson.

3. ADOPT AGENDA

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

4. APPROVE BLEDA MEETING MINUTES FROM FEBRUARY 14, 2011

Commissioner Heitz motioned to approve the February 14, 2011 BLEDA minutes. Seconded by Commissioner Danielowski, unanimous ayes, motion carried.

5. JOINT CITY/TOWNSHIP EDA BUSINESS ITEMS

5A. BIG LAKE RAIL PARK

Community Development Director Jim Thares reported that staff is continuing to monitor the Big Lake Regional Rail Park proposal development status; noting that the closing transaction for the 227 acre +/- parcel, which is a key part of the concept, has not yet taken place but that any additional information pertaining to the land transaction would be brought before the BLEDA when it is received.

5B. PROJECTS STATUS REPORT

Mr. Thares briefly reviewed the seven (7) items listed in the March 2011 Project Status Report and answered questions of the Board. No action was required or taken by the Board.

Commissioner Danielowski asked how the NSP 3 program would be marketed to contractors. Jim Thares informed the EDA that contractors need to be certified under the program. The information will be sent to the local media to try and expand the pool of contractors. A public hearing will be held in the near future for John Duffy's project because of the \$300,000 CDBG grant for the project. TIF districts were also discussed along with comparisons from other cities throughout the state.

5C. PROSPECTS REPORT

Mr. Thares reviewed the March Prospects Report and answered questions of the Board. Mr. Thares reviewed the rail prospect, the junior box retail prospect, and informed the EDA that the auditors recommend that the Great Dane property remain on the budget report.

5D. BLEDA BUDGET

Mr. Thares briefly reviewed the BLEDA budget documentation with the Commissioners. He also informed the Commission that revolving loan funds are available from a previous DEED grant. Mike Krutzig will propose a payment schedule in the near future regarding the sign. Finally, Jim Thares will follow up with Paragon on their repayment schedule.

5E. DISCUSSION: 2011 BLEDA GOALS

Mr. Thares reviewed the 2010 BLEDA Goals. BLEDA discussed goals for 2011. One goal for 2011 is to go through an RFP process for the 10/5 redevelopment site. Another goal is to find representation for the mall space next to the Liquor Store. BLEDA also discussed making the industrial park property, the transit oriented development site, and the rail park high priority areas for 2011. Other ideas will be e-mailed to Jim Thares and will be discussed at the next meeting.

6. CITY EDA BUSINESS ITEMS

The BLEDA discussed the NSP program. Progress continues on the Powell and Loon properties. Both properties are over budget due to different issues that were found during the project. The project overages will not impact the City of Big Lake's General Fund. This issue will go before the City Council on March 23rd.

7. OTHER

Jay Demma from Bonestroo will present to the EDA at the April Meeting and Cameron Macht from MN DEED will present to the EDA at the May Meeting. The Community Development yearly report will be presented to the City Council at their Workshop on March 16th.

8. ADJOURN

Commissioner Mike Hayes motioned to adjourn the meeting at 7:13 p.m. Seconded by Commissioner Heitz, unanimous ayes, meeting adjourned.