

**BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY**  
**MEETING MINUTES**  
**MONDAY, JUNE 9, 2014**

**1. CALL TO ORDER**

Vice-President Jim Dickinson called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

Commissioners present: Raeanne Danielowski, Jim Dickinson, Greg Green, Duane Langsdorf, Norm Leslie, Steve Pflgebraar, and Mike Wallen. Commissioners absent: Dave Gast and Doug Hayes.

Also present: Economic Development Manager Heidi Steinmetz and Administrative Assistant Sandy Petrowski.

**3. ADOPT AGENDA**

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

**4. APPROVE BLEDA MEETING MINUTES OF MAY 12, 2014**

Commissioner Langsdorf motioned to approve the May 12, 2014 BLEDA minutes. Seconded by Commissioner Green, unanimous ayes, motion carried.

**5. BLEDA BUSINESS ITEMS**

**5A. DISCUSS COMMERCIAL/INDUSTRIAL LAND SALES IN SHERBURNE COUNTY**

Guest: Dan Weber, Sherburne County Economic Development Specialist

Economic Development Manager Heidi Steinmetz reported that this item is before the BLEDA as a follow-up to last month's determination of \$8.00 per square foot asking price for the BLEDA-owned property located at the northeast corner of Highway 10 and County Road 5. She stated that Sherburne County Economic Development Specialist Dan Weber has been invited to this meeting to discuss land sales of commercial/industrial properties in Sherburne County and that staff recommends that the BLEDA Members utilize his expertise in this area to possibly re-address the recently determined asking price of the BLEDA-owned property at Highway 10/County Road 5 for a possible adjustment in price.

Mr. Dan Weber, Sherburne County Assessor and Economic Development Specialist, was present to discuss sale of commercial and industrial land throughout Sherburne County since 2009 and answer questions of the Board. He briefly discussed the four commercial/industrial properties that have sold and the square footage price of each; the Friendly Buffalo, Klein Bank, the Commons, and a lot at the SW corner of Highway 10 and County Road 43. Mr. Weber reported that he will be working over the next few months to compile a county-wide listing of available sites/buildings.

The Commission discussed the previously set square foot pricing for the EDA-owned parcels at Highway 10/County Road 5, the importance of not setting the price too low which would not allow for any negotiation, and the option of tiered pricing so that the price of the parcels would increase the closer they are located to Highway 10.

It was the consensus of the Commission to direct staff to prepare a tier structure for pricing in comparison to a fixed price for discussion at the next meeting.

**5B. DISCUSS 1-ACRE LAKESIDE PARK LAND DONATION CONCEPT FOR DESTINATION RESTAURANT/BAR**

Steinmetz reported that this item is before the BLEDA for discussion after staff had been in contact with representatives of a destination-type bar/restaurant establishment regarding the former Lakeside Drive-In property (101 Lakeshore Drive) for a potential project but it was determined that the parcel would not be an option for the establishment as it is not located directly on the lake. The establishment stated that it would consider a 1-acre site located directly on the shores of Big Lake if the land was donated. Staff determined that the only developable site located directly on Big Lake would be within Lakeside Park and that this is an Economic Development issue that should be discussed by the BLEDA prior to any further discussions with the establishment.

Staff has found out that the City cannot donate part of Lakeside Park due to the fact that the Park property itself was originally donated to the City for public purpose use, which does not allow the City to donate any part of the property; however, it could potentially lease part of the park for such a project.

The Commission discussed other options the prospect might have: 1) partnering with another business that is currently on the lake; 2) potential scenarios for accommodating/accentuating existing businesses; 3) utilizing City-owned lots; 4) options for the revitalization of the former Lakeside Drive-In parcel which may be "outside the box" (i.e., concept re-design of the south end of Lakeshore Drive to allow for expansion of the park to the west); 5) concepts for the southeast side of the lake.

No action taken by the Board.

## **5C. 2014 BLEDA ACTION PLAN STATUS UPDATE**

Steinmetz reviewed the Action Plan Status Update, including the following:

- 1) Developer Site Tour – The May 29<sup>th</sup> event was cancelled due to lack of developer interest. The Board discussed having Ehlers, the City's Financial Advisors, facilitate a developers roundtable event, which is a TIF eligible expense, in which City staff and Ehlers representative(s) discuss the current market with attendees. Also during this event, staff could meet individually with participants to discuss Big Lake's commercial/industrial development (focusing on the Big Lake Industrial Park) as well as discussing each of the developer's concerns/ideas. It was the consensus of the Board to direct staff to proceed with a roundtable event to be facilitated by Ehlers.
- 2) Business Retention & Expansion (BR&E) – The next visit is scheduled for 9:00 a.m. on June 24<sup>th</sup> at Cargill Animal Nutrition. Staff is working on scheduling additional visits.
- 3) Lupulin Brewing – The owners are looking to purchase the space at 570 Humboldt rather than leasing and anticipate closing on the property in a couple months; however, it would be approximately six (6) months until they open.

## **5D. EDA BUDGET**

The Board briefly reviewed the budget. This item for information only.

## **5E. PROJECT/PROSPECT STATUS REPORT**

Steinmetz briefly reviewed the five (5) items on the report; no action taken by the Board.

## **6. OTHER**

Steinmetz reported that there have been two (2) separate inquiries on if the BLEDA would offer some type of additional business subsidy/TIF for a future tenant at the former Stone Company building (TIF was provided for the initial construction) and staff is asking for the BLEDA's comments/direction on possibly offering additional subsidies for potential building improvements and job creation.

After a brief discussion, it was the consensus of the BLEDA to direct staff to inform any inquiries of potential assistance that the City has a Business Subsidy Policy and, if a proposal is presented which meets the City's Business Subsidy Policy criteria/guidelines, the BLEDA would consider/review the request.

## **7. ADJOURN**

Commissioner Langsdorf motioned to adjourn the meeting at 7:09 p.m. Seconded by Commissioner Wallen, unanimous ayes, meeting adjourned.