

BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
MONDAY, JUNE 11, 2012

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners present: Larry Alford (attending for Jim Stahlmann), Raeanne Danielowski, Jim Dickinson, Dave Gast, Doug Hayes, Chuck Heitz, Norm Leslie, and Mike Wallen.
Commissioners absent: Jerry Parks and Jim Stahlmann.

Also present: City Administrator Todd Bodem, Economic Development Specialist Leslie Dingmann, and Economic Development Assistant Sandy Petrowski.

3. ADOPT AGENDA

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

4. APPROVE BLEDA MEETING MINUTES FROM MAY 14, 2012

Commissioner Heitz motioned to approve the May 14, 2012 BLEDA minutes. Seconded by Commissioner Dickinson, unanimous ayes, motion carried.

5. CITY / TOWNSHIP BUSINESS ITEMS

5A. BLIPE LISTING AGREEMENT – GAUGHAN COMPANIES

Dingmann reported that the current 24-month listing agreement with Gaughan Companies for marketing of the BLIPE expansion area is end on June 30, 2012 and staff is seeking the BLEDA's input on how to proceed with marketing the Park or any other options. Dingmann also reported that throughout the term of the agreement, there has been little response from Gaughan Companies when staff has asked for status reports/updates on the marketing efforts.

The Board discussed potential scenarios to assist in marketing the BLIPE expansion area such as: 1) reduction in cost per square foot; 2) offering a commission percentage on lots, 3) potential flexibility on type of building allowed. It was noted that currently, the site is also being marketed by staff on two (2) websites as well as marketing packets being distributed upon request.

The Board discussed sending out another RFP to assist in the marketing of the BLIPE expansion area as well as whether or not interviews of potential firms should take place prior to entering into an agreement.

Commissioner Dickinson moved to direct staff to process a marketing Request for Proposal for the BLIPE Expansion area and distribute to prospective companies. Seconded by Commissioner Wallen, unanimous ayes, motion carried.

5B. BIG LAKE REGIONAL RAIL PARK – CAPITAL PROJECTS GRANT PROGRAM

Dingmann reported that MnDEED announced the criteria and eligibility requirements for capital projects that are eligible for \$47.5 million in bond funding approved during the 2012 session, noting that this grant program allows projects that did not receive State bonding this year an opportunity to apply for competitive funds.

She stated that this information is being presented for general discussion on the grant's criteria and eligibility requirements as it pertains to the Big Lake Regional Rail Park Project and, although staff submitted this project for funding in order to keep the project visible in DEED's eyes, it is staff's recommendation that the Rail Park will not meet the required criteria, or be as competitive, for the grant funds.

Commissioner Dickinson inquired whether contacting Burlington Northern with regards to obtaining an easement over their property would suffice as "publicly owned" parcel in order to meet the criteria. It was the consensus of the Board to direct staff to obtain information prior to the June 30th deadline to determine if this is a viable possibility.

Dingmann stated that staff will continue to watch different programs for this project and will bring forth any potential programs to the BLEDA for discussion.

5C. PROSPECTS / PROJET STATUS REPORT

Dingmann reviewed the twelve (12) items listed in the Project/Prospects Status Report. No action was required or taken by the BLEDA on this agenda item.

5D. BLEDA BUDGET

The Board briefly discussed the budget information provided in the packet; no action was required or taken by the BLEDA on this agenda item.

6. CITY BLEDA BUSINESS ITEMS

6A. HIGHWAY 10/COUNTY ROAD 5 REDEVELOPMENT CORNER

Dingmann reported that staff is continuing to monitor progress made with Mr. Wikstrom regarding the Highway 10 and County Road 5 redevelopment corner. She noted that there are approximately sixty (60) days remaining on the listing contracted entered into with Mr. Wikstrom for the marketing of this site and that Mr. Wikstrom has informed staff that the site will be presented to the business' management team and an update will be provided in the near future regarding whether or not the site will be considered by the business as a potential location.

The Board also discussed having staff contact the appropriate representative with Weicht and Associates to assess their situation and their stake in the property.

6B. UPDATE: EDA LOANS

Dingmann reviewed the status' of the current outstanding EDA loans with the following: 1) Janice's Salon; 2) China Inn Buffet; 3) Lake Café; 4) Lily's Bar and Grill; 5) Mike Krutzig; 6) School Street Development; and 7) Paragon Store Fixtures.

7. OTHER

Commissioner Heitz asked about the status of Commissioner Jerry Parks on the BLEDA Board due to the number of meetings that he has been absent. Dingmann stated that staff would be contacting Commissioner Parks to inquire about his intentions with regard to continuing on the BLEDA.

8. ADJOURN

Commissioner Dickinson motioned to adjourn the meeting at 6:51 p.m. Seconded by Commissioner Danielowski, unanimous ayes, meeting adjourned.