

BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
MONDAY, JULY 8, 2013

1. CALL TO ORDER

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

2. ROLL CALL

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

Also present: City Administrator Todd Bodem and Economic Development Specialist Leslie Dingmann.

3. ADOPT AGENDA

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

4. APPROVE BLEDA MEETING MINUTES FROM JUNE 12, 2013

Commissioner Dickinson motioned to approve the June 12, 2013 BLEDA minutes, with the modification to the minor correction to the second paragraph of Item 7B as discussed. Seconded by Commissioner Langsdorf, unanimous ayes, motion carried.

5. CITY BLEDA BUSINESS ITEMS

5A. INTRODUCTION OF FINANCE DIRECTOR JESSICA GREEN

Finance Director Jessica Green introduced herself to the Board and the Commissioners introduced themselves and provided a brief summary of their involvement with the BLEDA. President Hayes welcomed Ms. Green on behalf of the BLEDA.

6. CITY / TOWNSHIP BLEDA BUSINESS ITEMS

6A. BIG LAKE INDUSTRIAL PARK EAST – CENTRASOTA UPDATE

Mr. Phil Rondeau, of CentraSota Real Estate, was present to provide an update on the marketing of BLEDA-owned parcels in the area directly north of the existing industrial park that CentraSota has done since entering into a contract with the BLEDA in August of 2012 and to answer questions of the Board. He handed out documentation specifying how the parcels are currently being marketed and he welcomed any comments/ideas the Commission might have on documentation. He also provided a copy of their recently released Industrial Market Report which shows the activity taking place in the immediate area and around the Twin Cities.

There was no action required or taken by the BLEDA.

6B. REVISED BIG LAKE TAX ABATEMENT APPLICATION

Economic Development Specialist Leslie Dingmann reported that, at the quarterly County economic development meeting in June, the coordination of City and County tax abatement applications was discussed in order to make the review process as streamlined as possible for potential business prospect. She stated that coordinating tax abatement applications and processes with other local jurisdictions will help identify and address unique development and challenges/opportunities.

Dingmann also discussed was the City's current process for tax abatement applications as well as how a revised Big Lake Tax Abatement application would mirror the County's application and create a streamlined process for prospects who are seeking tax abatement. She noted that this discussion is only to propose a revision to the Tax Abatement application and not the Tax Abatement Policy, which is not intended to change.

It was the consensus of the Board to direct staff to proceed with the revised application as presented.

6C. PROJECT/PROSPECT STATUS REPORT

Economic Development Specialist Dingmann briefly reviewed the ten (10) items in the July 2013 report and answered questions of the Board. Commissioner Danielowski stated her concern with the state of the construction site at the Lake Shopping Center 4th addition project (i.e., weeds growing on dirt pile) and asked staff to address the situation.

This item for information only; no action required or taken by the Board.

7. OTHER

President Hayes noted that Big Lake now has a Facebook page and encouraged everyone to visit the site.

Commissioner Danielowski asked if there would be budget documentation provided at the next BLEDA meeting; Finance Director Green confirmed that budget information would be provided at the August BLEDA meeting.

Commissioner Danielowski stated her concern with the County's plans to demolish/backfill the capped off property within the Lake Street Cottages, which is in one of Big Lake's TIF districts, that already had a footprint/foundation and the potential difficulty in building with a different footprint. President Hayes stated that he could have a conversation with the County on this property.

8. ADJOURN

Commissioner Langsdorf motioned to adjourn the meeting at 6:48 p.m. Seconded by Commissioner Green unanimous ayes, meeting adjourned.