**BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES**

MONDAY, JUNE 08, 2026

1. CALL TO ORDER

President Alan Heidemann called the meeting to order at 5:30 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Commissioners present: Donna Clarksean, Ken Geroux, Alan Heidemann, Paul Knier, Kristopher Knodle, Kathryn Parsons and Jake Rohrbeck.

Also present: BLEDA Executive Director Marie Popp, City Administrator Hanna Klimmek, BLEDA Assistant Treasurer Deb Wegeleben, BLEDA Secretary Lisa Miller, Community Development Coordinator, Tara Kohl and Megan Carr with Sand Development, LLC.

4. ADOPT AGENDA

Commissioner Geroux motioned to adopt the proposed Agenda. Seconded by Commissioner Clarksean, unanimous ayes, motion carried.

5. APPROVE BLEDA MINUTES OF MAY 11, 2026

Commissioner Knier motioned to approve the BLEDA minutes of May 11, 2026, as presented. Seconded by Commissioner Knodle, unanimous ayes, motion carried.

6A. SAND DEVELOPMENT LLC LETTERS OF SUPPORT REQUEST

Popp discussed Sand Development LLC has requested letters of support from the City Council to accompany their application for Minnesota Housing financing. The proposed project would be submitted as part of the upcoming MN Housing funding cycle. The developer is seeking formal acknowledgment of local support to strengthen their submission. Popp explained the company is proposing to construct a 48-unit apartment building near Goldenrod Glen. The units would be income restricted to 60% of the area median income (currently $79,440 for a family of 4). Some of the units will be further restricted depending on final counts for the MN Housing application. Popp mentioned similar letters of support were completed for Aeon for the Goldenrod Glen apartment project. Popp noted if BLEDA recommends approval of the letters, the final drafts will be in the June 17, 2026, City Council meeting packet.

BLEDA Commissioner’s discussed the request for letters of support for Sand Development, LLCs proposed 48-unit income-restricted apartment project. Commissioners discussed the timing of the project, current development activity in the city, wastewater capacity concerns, tax revenue implications, and the need for balanced growth.

Commissioner Knier motioned to deny City Council approval of the Letter of Support Request for the Sand Development, LLC apartment project. Seconded by Commissioner Geroux. Motion passed with a vote of 6:1, with Commissioners Clarksean, Heidemann, Parsons and Rohrbeck voting aye, and Commissioner Knodle voting nay. Motion carried.

6B. <u>BLEDA STRATEGIC PLAN DISCUSSION</u>

BLEDA Executive Director, Marie Popp, reviewed BLEDA has been discussing the strategic plan over the past couple of months. The conversations have raised broader questions about the specific action steps and tactical approaches BLEDA would like to take on priority parcels. During the May meeting, BLEDA members decided to continue the discussion to the June meeting in pursuit of a consensus on BLEDA’s interest in continuing to maintain redevelopment goals.

The Commissioners discussed current and future redevelopment priorities, including both small-scale redevelopment opportunities and long-term redevelopment concepts. Commissioners discussed the distinction between pursuing smaller redevelopment projects versus larger, long-term redevelopment plans involving multiple property acquisitions over a 20–25-year period. Several Commissioners expressed support for focusing on smaller, more achievable projects that align with current staffing and financial capacity. Discussion included the Highway 25/Pleasant Avenue area, Putnam Ave and Martin Ave, redevelopment potential, and challenges related to zoning, setbacks, surrounding residential uses, and acquisition feasibility. Commissioners noted some parcels may become more viable if neighboring properties become available in the future. The Commissioners reviewed the financial capacity related to redevelopment activities. Popp indicated there may be approximately $350,000–$400,000 available for redevelopment or acquisition efforts; however, Commissioners expressed concern about committing resources to long-term property holding strategies without clear redevelopment timelines or City Council support. Commissioners discussed maintaining flexibility with existing EDA-owned properties and continuing to evaluate opportunities as market conditions and property ownership change. Some Commissioners supported marketing certain parcels for sale if appropriate redevelopment opportunities are not currently feasible. The fertilizer plant property and other industrial parcels were discussed as examples of properties that may continue to present redevelopment opportunities in the future. The Commissioners also discussed the importance of aligning redevelopment goals with the City Council's priorities and ensuring that redevelopment efforts remain realistic and strategically focused.

Consensus / Direction

- Continue focusing on priority redevelopment projects currently underway.
- Maintain redevelopment as a core EDA objective while taking a more selective and strategic approach to future acquisitions.
- Evaluate EDA-owned parcels individually to determine whether redevelopment, marketing, or sale is the most appropriate course of action.
- Continue gathering information on neighboring properties and potential redevelopment opportunities as conditions evolve.
- Incorporate redevelopment priorities and realistic implementation strategies into the updated strategic plan.

6C. <u>BLEDA FINANCIAL REPORT AND LIST OF CLAIMS FOR MAY 2026</u>

Deb Wegeleben reviewed the BLEDA financial report and list of claims for May 2026.

Commissioner Clarksean motioned to approve the BLEDA Financial Report and List of Claims for May 2026. Seconded by Commissioner Rohrbeck, unanimous ayes, motion carried.

6D. <u>COMMUNITY DEVELOPMENT DEPARTMENT UPDATE</u>

Popp reviewed the Community Development Department update, and shared Martha Dougherty joined the Community Development Department on May 21, 2026. Popp mentioned permit numbers will be included in the future monthly updates during permit season.

7. <u>OTHER</u>

No other.

8. <u>ADJOURN</u>

Commissioner Rohrbeck motioned to adjourn the meeting at 6:33 p.m. Seconded by Knodle, unanimous ayes, meeting adjourned.