**ECONOMIC DEVELOPMENT AUTHORITY**

2:00 P.M. Wednesday, April 7, 2021

Present: Nelson French

Floyd Baker

Shane Hoff

Richard DeRosier

Bethany Smuk

Tim Costley – City Attorney

David Drown – Economic Development Director

French called the meeting to order at 2:02 p.m.

**Agenda** – Motion by DeRosier, second Baker to approve the agenda as presented. MOTION CARRIED.

**Minutes** – Motion by Baker, second by DeRosier to approve the minutes of the February 3rd regular meeting. MOTION CARRIED.

COMMUNICATIONS

**Shoring Up Business Meeting** – The next meeting is scheduled for May 12th at noon.

ECONOMIC DEVELOPMENT DIRECTOR

**Visits with Local Businesses** – Drown presented information he gathered from the visits he had with local businesses. Some of the common observations include, the need for housing, difficulty finding employees, and lack of space to open a new business. There was discussion on what the EDA members and Director can do to improve two-way communication with our local businesses and using the EDA members as ambassadors. Business cards can be issued to members. The EDA members are in support of publishing a quarterly EDA Newsletter, highlighting businesses, and distributing to all local businesses and publishing on the city website.

**Concept Plan for a Resort/Vacation Home Complex in the Business Park** – A conceptual plan for a Lakeview Park housing project with comparisons to the lake shore cluster housing near Two Harbors and Beaver Bay was presented. There was discussion about securing private property to increase the footprint of the housing project. There was discussion about vacation homes, permanent homes, and options of high-end housing units vs. mid-range housing units.

**Marketing Strategy for the Business Park** – There was discussion on creating a quality message focused on the Business Park potential business investors. Baker volunteered to help with marketing. Motion by Smuk, second DeRosier to appoint Baker as the EDA member to work with the Economic Development Director on creating a quality message for potential business investors and marketing material. MOTION CARRIED.

**Inventory of Available Property** – Drown requested the EDA members collect and provide information on the potential available building and land space, buildings that may informally be for sale or available for use, individuals/businesses looking for space, and provide relevant history of the spaces/properties that may be helpful when communicating with buyers and sellers.

OLD BUSINESS

**Black Beach Park Improvements** – City staff met with Northshore Mining representatives to present desired improvements at the Black Beach Park. Creating new parking areas, pathways, primitive campsites, and adding picnic tables at select locations along the Park are near-term improvement goals. There was discussion of employment opportunities and the potential of reaching out to the colleges to utilize college student workforce. It was recommended that the City Administrator and/or Economic Development Director personally call the General Manager of the mining company to discuss the requests of the City.

NEW BUSINESS

**EDA Resolution** – The EDA reviewed an email from the City Attorney regarding the bylaws and EDA Resolution informing the members the EDA has no power to act independently. It was suggested that the EDA become more active in creating a positive message to investors so they choose to invest in our community. Drown reported that the EDA can be funded directly by a small tax levy, and indirectly by tax payer money through the City.

**Lake Bank Property - Parcel 22-7470-10330** – There was discussion on obtaining property from The Lake Bank that is on the corner of Outer Drive and Davis Drive. This land has historically been used for Bay Days celebrations, and is a logical location to establish a downtown central park destination. Motion by DeRosier, second Smuk to direct David Drown to negotiate the terms of a purchase option agreement with The Lake Bank contingent on City Council approval. MOTION CARRIED.

**Review of Proposed Zoning & Zoning Map Changes** – Proposed changes to zoning and the zoning map, highlighting a proposed Lakeview Park North District and South District with each having a purpose, allowed uses, and district requirements was reviewed. There was discussion on rebranding the Business Park to Lakeview Park and renaming Recreation to Recreation Corridor. Motion by DeRosier, second Baker to recommend to City Council and the Planning and Zoning Commission to consider renaming and rezoning the Business Park as presented, preserving the downtown area, and rezone Penn Ave to an R-2 District. MOTION CARRIED.

**Housing & Role of EDA** – There was discussion on developing home sites around the Golf Course, housing units along Penn Avenue, building new homes using existing vacant lots, and elderly congregate housing. Drown will start attending the Lake County HRA Board meetings.

DeRosier volunteered to help Drown work on the housing projects.

Motion by DeRosier, second Baker to adjourn at 3:57 p.m. MOTION CARRIED.

Minutes taken by Lindsey Klemmer