**ECONOMIC DEVELOPMENT AUTHORITY**

Special Meeting

The Economic Development Authority Board set a special meeting to be held on Tuesday, January 18, 2022 at 5:00 p.m. for the purpose of reviewing and taking action on a Purchase and Development Agreement with Sawtooth 16, LLC for the development of Boathouse Bay, located in the Silver Bay Business Park.

5:00 PM. Tuesday, January 18, 2022

Present: Nelson French via ZOOM Excused: Shane Hoff

Richard DeRosier

Bethany Smuk

Floyd Baker

Lana Fralich, City Administrator

Tim Costley, City Attorney

John R. Anderson, Sawtooth 16, LLC

Julie Anderson

John Jamnick, JPJ Engineering

David Drown, Economic Development Authority Director

French called the meeting to order at 5:01 p.m.

**Purchase and Development Agreement with Sawtooth 16, LLC for development of Boathouse Bay located in Silver Bay Business Park-** John Anderson, Sawtooth 16, LLC presented his proposal to develop 53 units of residential housing, including single-family lots, townhomes, and tiny house rentals, a 94-unit commercial storage facility, and a 2,200 event center all referred to as Boathouse Bay Development Project. The EDA reviewed a proposed Purchase and Development Agreement for review, which includes the property being sold for $1, that the city will be responsible for the estimated $1.2 million in water and sewer infrastructure, the city will act as the fiscal agent for grant writing, and the city will waive fees after $10,000. The City Attorney addressed topics for consideration including, the project calls for short-term rentals and the impact this will have on city codes and other future desires for short-term rentals, there is no proof of financing commitment from the bank and the importance of obtaining this commitment, that the Agreement lacks details relating to the design and aesthetics of the construction, no access to the lake for the above parcels if the city property along the lake gets developed and the rest of the property does not, and capped fees of $10,000 will not cover the current fee schedule of the city for building permits, water and sewer access charges, inspection, legal fees, or other fees relating to the project. EDA Director addressed the concerns of the attorney through control of the PUD, association documents, and how the TIF districts would recoup the land value, city fees, and legal fees if development gets completed within a 9-year period of time, and recommends approval of the project. There was continued discussion on the impact this project will have on the net tax capacity of the city, creating housing, funding from IRRR to assist in the project, financing in phases, risks of the project, benefits of the project, and further discussion on short-term rentals. Motion by Baker, second Smuk to recommend to City Council approval of the Purchase and Development Agreement with Sawtooth 16, LLC for development of Boathouse Bay located in the Silver Bay Business Park as proposed. Aye: DeRosier, Smuk, Baker, French. Absent: Hoff. MOTION CARRIED.

Motion by Smuk, second Baker to adjourn at 5:55 P.M. Ayes: Baker, DeRosier, Smuk, French, Absent: Hoff MOTION CARRIED.

Minutes taken by Lisa Christenson