

## ECONOMIC DEVELOPMENT AUTHORITY

2:00 P.M.

Wednesday, April 6, 2022

Present: Nelson French  
Richard DeRosier  
Shane Hoff  
Floyd Baker

Absent: Beth Smuk

Tim Costley, City Attorney  
David Drown, Economic Development Director

French called the meeting to order at 2:00 p.m.

**Appointment of Board Chair –** Motion by DeRosier, second Baker to appoint Nelson French as Board Chair. **MOTION CARRIED.**

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

**Minutes –** Motion by DeRosier, second Hoff to approve the minutes of the February 9, 2022 regular meeting. **MOTION CARRIED.**

**COMMUNICATIONS-** Drown has received a packet from local resident (Eva J) with ideas and suggestions for EDA. He will review it and meet with her.

### **ECONOMIC DEVELOPMENT DIRECTOR –**

**Master Signage Plan Study Proceeding-** Council has approved the Master Signage Plan, first meeting has been held. Bolton & Menk has loaned the city a GPS to use for mapping current signage and inventory has been started.

**Dog Park-** Group has been meeting and developing plans for design team visit.

**Central Park –** Drown would like to create an advisory group of interested people from Library, Historical Society, North Shore Area Partners, past employees of Parks & Rec, and other interested people in community.

### **OLD BUSINESS –**

**Golf Course Housing Status Report-** Engineers are obtaining information needed for the study to determine if municipal water and/or sewer extension to the Golf Course for a housing development would be feasible.

**Housing Grant Program Status Report –** Five full applications have been received to date. Discussion on relaxing the year to complete deadline and getting the information out to the public thru various ways including social media.

**Penn Avenue Apartment Housing Status Report** – Developer has found a contractor and is ready to move forward with a project this Summer. Next steps are in progress to acquire land from HRA. Discussion on rental prices, using Lake County ARPA funds to help keep rents lower, and impact on snowmobile trail. Motion by DeRosier, second Baker EDA support of using city departments as needed and express to the Lake County HRA the importance of completing this project. MOTION CARRIED.

**Marina Management & Expanded Services Status Report-** Council has approved Eli Yachts as an independent contractor to help manage the Marina. The contract did not include the marina store or the maintenance storage for boats, as they will be worked on separately.

**Design Team Visit May 19<sup>th</sup> thru May 22<sup>nd</sup>-** Design team will be visiting Silver Bay Thursday, May 19 thru Sunday, May 22, and there was discussion on needs to make the visit successful and who will help aid in the following: Drown will lead the project and work on getting the data, transportation, tour planning, and community leaders coordinated, French will work on the food needed for the event, communication, and publicity; Baker will coordinate the tech support; Hoff will work on lodging and taking photos; and they will work with Fralich on coordinating the facilities to use.

#### **NEW BUSINESS-**

**Zoning Code Changes- Rezoning of Business Park and Golf Course Subdivision Land- Boathouse Bay PUD- Boathouse Bay TIF and Abatement-** Discussion on current zoning codes and proposed changes to reflect the planning revisions of Bayview Park, including discussion of short-term rentals, Planned Unit Developments (PUD), and businesses in the area. There was further discussion on how TIF monies are determined with the Boathouse Bay development, current plans by developer, revenue bonds, developers' history and vetting of him, risk mitigation of project, and funding. Motion by DeRosier, second Baker to make recommendation to Council and Planning & Zoning for the use of TIF and Tax Abatement for the Boathouse Bay project. MOTION CARRIED.

Motion by DeRosier, second Hoff to adjourn at 3:53 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson