

ECONOMIC DEVELOPMENT AUTHORITY

2:00 P.M.

Wednesday, April 5, 2023

Present: Nelson French
Richard DeRosier – via ZOOM
Shane Hoff
Nelson French

Absent: Beth Smuk

Tim Costley, City Attorney – via ZOOM
David Drown, Economic Development Director

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

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

Appointment of Alternate Chair – Motion by Hoff, second French to appoint Smuk as alternate chair. MOTION CARRIED.

Agenda – Motion by Hoff, second DeRosier to approve the agenda with addition of Kali Partner Gateway Property. MOTION CARRIED.

Minutes – Motion by DeRosier, second Hoff to approve the minutes of the December 7th, 2022 regular meeting. MOTION CARRIED.

COMMUNICATIONS- None at this time.

ECONOMIC DEVELOPMENT DIRECTOR – Nothing at this time.

OLD BUSINESS –

BoatHouse Bay Status- Drown reports that developer has revised construction documents and bidding will open soon. He will be meeting with developer's banker to work out details on sale of bonds. Tree clearing has started on the property.

Penn Ave. Housing Program Status- HRA and the city are waiting on the title work to be completed by the Lake County HRA attorney.

Golf Course Housing Status- Staff will be meeting with city engineer to go over the detailed plans to present project to Planning & Zoning for adoption, PUD, and create a new zoning district.

Housing Subsidy Program- There are three projects moving forward. Drown will be meeting with other government entities to work on tax abatement agreement and public hearings.

Downtown Design Status- Three downtown concept drawings, based on feedback from the design team meetings, were received from Jordan Van der Hagen of Damon Farber Landscape

Architects and presented for review. Drown would like to put a working group together to finalize a final concept drawing for public review, DeRosier and French expressed interest. Discussion followed on the Stormwater Plan adopted by the City, reviewing the feasibility of a public street behind the shopping center so Lake County could properly engineer changes into Banks Boulevard design and so HRA could move forward with housing behind shopping center. There was further discussion on the possibility of changing the CSAH designated road on Davis Drive to the new proposed road behind the shopping center, costs of the change, and future plans for the downtown area.

NEW BUSINESS-

Set 2023 Regular Board Meeting Dates – Motion by DeRosier, second Hoff to set Economic Development Authority regular meeting for 2:00pm on the following dates: May 3, June 7, July 5, August 9, September 6, October 4, November 8, and December 6. MOTION CARRIED.

Board Applications- Two board applications were received to fill vacant seat, Steve VanHouse and Joe Nicklay. Discussion on increasing size of board from 5 members to 7 members and quorum requirements. Motion by Hoff, second DeRosier to recommend to Council to appoint Steve VanHouse and Joe Nicklay to EDA board and expand size of EDA board to seven members. MOTION CARRIED.

Master Sign Plan- Board reviewed final master sign plan.

Kali Partner Gateway Property- Drown reported that the site that housed the old spur station and is a gateway property for our city is for sale. There was discussion on meeting with owners of the property to determine interest in a land exchange for parcels in the business park and if there had been any restrictions put on the property by the City, State, or funding sources that would impede the sale of the property. Motion by DeRosier, second Hoff to direct Drown to meet with Kali Partners about a land exchange pending confirmation they are legally able to sell land. MOTION CARRIED.

Motion by Hoff, second DeRosier to adjourn at 3:12 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson