

ECONOMIC DEVELOPMENT AUTHORITY

2:00 P.M.

Wednesday, June 7, 2023

Present: Nelson French
Beth Smuk
Steve VanHouse
Shane Hoff

Absent: Richard DeRosier
Joe Nicklay
Vacancy

Tim Costley, City Attorney
David Drown, Economic Development Director
Alice Tibbetts, Kali Partners-left at 2:20 p.m.
Carolyn Hudyma

French called the meeting to order at 2:03 p.m.

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

Minutes – Motion by Smuk, second VanHouse to approve the minutes of the May 3, 2023 regular meeting. **MOTION CARRIED.**

COMMUNICATIONS-

Kali Partners Meeting Request-Alice Tibbetts- Alice Tibbetts of Kali Partners presented an email she had sent regarding the variance that is in place for the property at 42 Outer Drive, which is currently for sale. Tibbetts further discussed Kali Partners plan with the owners of the Adventure Park to have the land surveyed for an easement to accommodate required off-street parking for the Adventure Park, should the property sell, and asked if the variance has an expiration date. The City Attorney referred the variance question to the Planning and Zoning Commission. There was discussion regarding potential businesses for the corner lot, selling price, and past purchase price. The EDA Board asked why Kali Partners did not build on the property as originally presented when they applied for the variance with Tibbetts stating they never had the funds or resources to do so.

Amy Grillo-Dark Sky Follow Up Plan- Drown received an email from Amy Grillo who would like to take a more formal approach regarding dark skies in Silver Bay. Because most of the street lights in the city are downlit, the city sits in a valley and has a small commercial footprint approximately 90% of the criteria is already met. Drown will meet with Amy Grillo to determine the trouble spots and meet with business owners to minimize lights.

ECONOMIC DEVELOPMENT DIRECTOR –

Relocate RV Sewer Dump/J&H Expansion- Drown has been working with J&H Auto on a possible expansion which would require relocating the RV Dump Station to the campground, purchasing land from a private owner, and relocating storage containers. J&H plan to grade the land to be a parking lot, provide drainage, and keep damage vehicles out of site behind the current building. The intention in negotiations would be no out of pocket expense for the city to relocate the RV Dump Station.

Dog Park- Drown discussed a proposed dog park with the Parks & Recreation board regarding possible locations and maintenance of a dog park. The Park & Recreation board feels there are many other projects happening in the city and staff coverage is limited right now. Drown will continue to pursue options.

Downtown Planning- Open houses have been held to present the preliminary downtown vision plan to local business owners. Drown reports meetings were lightly attended but he has met with most of the business owners, took comments and given to architect. An updated plan should be available for review by City Council, EDA, and Planning & Zoning prior to presenting to the public. There was discussion regarding the bike trail route to Tettegouche State Park, easements that might be needed, and timeline to start discussion since Lake County is engineering the CSAH roads in town. Drown will be meeting with the County engineer to discuss plans.

Vets Home Ball Field- Drown provided information regarding a potential new ball field by the Veteran's Home. Faron Meeks and Randall Walz of the Silver Bay MN Veterans Home are in the early stages of planning a miniature ball stadium by the Vets Home, which would also serve as a veteran's memorial that the Vets home would like to have on site. There is interest and funding possibly available from the State, but many details need to be worked out, including having concept plans to submit for funding.

Renovation of Re-Union Hall Discussion with Liquor Commission- One of the suggestions from the MN Design Team visit was to renovate the Re-Union Hall to make it a usable space. Renovations would include air handling and ventilation, kitchen improvements, new table and chairs. Drown has been working with Jerry Lavigne on draping the stage and back wall of the room to improve sound at a cost of \$3500. Discussion followed regarding requests by residents to rename the hall as part of rebranding downtown.

OLD BUSINESS –

Board Applications- Due to the tabling of the previous two applications for review, another application was received. The Board reviewed the applicants and discussed having a committee to meet with the applicants or create criteria to provide future recommendation. There was a possibility that there will be another opening due to retirement and relocation of a current board member. Smuk and Hoff volunteered to be on the committee with Drown.

Boathouse Bay Status Report- All engineers have met to finalize plans and are ready to send out for bids. Due to JPJ putting out bids before City's engineers signed off there will be, if needed, an addendum sent out. The plan is to have better cost estimates in a couple weeks which will need to work for all involved to determine if project will move forward. If the bids are feasible, Planning and Zoning would begin processing the permits, review plat plans if needed, with hopes to still start construction this year.

Mission Statement- There was discussion regarding the mission of the EDA, what EDA should be doing and moving forward. French has read other EDA statements and would like to create a SB EDA Mission. City Attorney Costley asked that the board be mindful of the current resolution to established the EDA in 1987 "it is the desire of the City of Silver Bay to encourage, attract, promote, and develop economically sound industry and commerce within the City to enhance employment opportunities for area residents." French will bring forth an updated mission statement at next meeting.

Carolyn Hudyma expressed her opinion that development is geared toward tourism and that doesn't work with the costs to live here so high and she feels it would be nice to have a tech center and to let people know there are opportunities here.

Drown shared a story of a local business that live streams events from all over the States, but produces the events in Silver Bay. This owner is willing to do a promotional video for Silver Bay to target advertising in metro area, toward people who can work from home and are interested in relocating.

NEW BUSINESS- None at this time.

Motion by VanHouse, second Smuk to adjourn at 3:30 p.m. **MOTION CARRIED.**

Minutes taken by Lisa Christenson