

ECONOMIC DEVELOPMENT AUTHORITY

2:00 P.M.

Wednesday, July 5, 2023

Present: Nelson French
Beth Smuk
Steve VanHouse
Richard DeRosier

Absent: Shane Hoff
Joe Nicklay

Lana Fralich, City Administrator
Tim Costley, City Attorney
David Drown, Economic Development Director
Carolyn Hudyma
Sarah Stevenson

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

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

Minutes – Motion by VanHouse, second DeRosier to approve the minutes of the June 7, 2023 regular meeting. **MOTION CARRIED.**

COMMUNICATIONS- None at this time.

ECONOMIC DEVELOPMENT DIRECTOR –

Housing- Drown has met with Cliffs Natural Resources and other large employers in the City regarding affordable housing. He has also met with a housing group and reviewed site plans for workforce and elderly housing. Discussion regarding mixed use project interest.

Golf Course Project- The project has been on hold but the engineers are ready to move forward with platting, land use, and construction documents. Drown has met with realtors to include as part of the project team. Golf course staff held their annual meeting and will be proposing to make improvements by adding a front deck addition to help improve handicap accessibility. Discussion followed regarding water irrigation during droughts.

Reunion Hall- Discussion regarding needed improvements to ventilation system, kitchen, sound draping to absorb the echo in the building, and looking at possible donations of curtains. Drown has met with an interior designer and will provide information when he receives it. Further discussion regarding new tables and chairs and possibly doing a “buy a chair” fundraising drive to help with the expense.

J&H Auto Expansion- Drown has met with city departments regarding the possible RV dump station relocation. He will be meeting with land owners regarding the expansion.

OLD BUSINESS –

Board Applications- Current board member Joe Nicklay has moved out of the area which leaves two vacant spots. Three applications have been received. Discussion followed regarding using a scoring sheet, reviewing the proposed criteria to become a board member, and updating the board application. Applications were reviewed and motion by DeRosier, second Smuk to recommend Alex Truax and Kaitlyn Goutermont to council for approval. MOTION CARRIED.

Boathouse Bay Status Report- David Drown provided a brief overall concept of the Boathouse Bay project plans including site plan, utilities, and current bid results with a total updated project cost of \$3,468,900. There was discussion regarding tax increment payments to pay for public utility improvements, bonds, feasibility of development of project to cover bond payments and TIF Bond schedule showing a shortfall of \$617,525. Administration has meet with IRRR and will submit an application to cover the shortfall, to be approved in August. Further discussion on completed steps and what still needs to be completed prior the August 20th deadline for awarding the contract for construction. Council set public hearings for updating and finalizing the Business Subsidy and Development Agreement, and updating the TIF Plan and Tax Abatement to include correct numbers on Monday, August 7th at 7:00 p.m. Planning & Zoning commission will be meeting to set public hearings on August 2nd for approving the Preliminary Plat, PUD, Conditional Use Permit, and Subdivision of property. Motion by DeRosier, second Smuk to make recommendation to Council to move forward with submitting grant request to IRRRB. MOTION CARRIED.

Carolyn Hudyma expressed her concern regarding taxpayers' expense in the case of default and increase in property values.

Mission Statement- Tabled until next meeting.

NEW BUSINESS-

Set Public Meeting-Downtown Design Plan- Drown has been meeting with the Shopping Center owners and it is now time to present to public. Motion by DeRosier, second VanHouse to set a Special Public Meeting on Tuesday, July 25th at 6:30 p.m. at the Reunion Hall. MOTION CARRIED.

Revised Board Term Expiration Dates- Per City Attorney, the EDA by-laws require that term expiration dates must be staggered as follows:

Nelson French-12/31/23

Beth Smuk- 12/31/24

Steve VanHouse- 12/31/25

Vacant- 12/31/26

Vacant- 12/31/27

Shane Hoff- 12/31/28

Richard DeRosier- 12/31/28

Motion by DeRosier, second VanHouse to adopt new term limit expiration dates. MOTION CARRIED.

Motion by DeRosier, second Smuk to adjourn at 3:55 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson