

## ECONOMIC DEVELOPMENT AUTHORITY

2:00 P.M.

Wednesday, August 9, 2023

Present: Nelson French  
Beth Smuk  
Steve VanHouse  
Alex Truax  
Katelyn Goutermont

Absent: Richard DeRosier  
Shane Hoff

Lana Fralich, City Administrator  
Tim Costley, City Attorney via ZOOM left at 2:45 p.m.  
David Drown, Economic Development Director  
Carolyn Hudyma-left at 3:45 p.m.

French called the meeting to order at 2:00 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 July 5, 2023 regular meeting. **MOTION CARRIED.**

French welcomed the new members, Alex Truax and Katelyn Goutermont to the EDA board.

**COMMUNICATIONS-** David Drown received feedback from the Downtown Design meeting.

**ECONOMIC DEVELOPMENT DIRECTOR –** Nothing at this time.

### **OLD BUSINESS –**

**Boathouse Bay Status Report-** David Drown provided an update for the new members. Public hearings and planning meetings have been held and project is moving forward pending approval.

Carolyn Hudyma expressed she has attended the meetings and feels it is a dis-favor to city residents.

**Downtown Vision Plan-** Drown provided an update for the new members. Board reviewed the updated version of the downtown vision plan. Discussion regarding closure of Davis Drive, the use by emergency vehicles and alternate routes if no longer existed, and the need to let Lake County know on the City's decision if Davis should remain in CSAH plan. Further discussion on expanded retail shopping center, mixed use buildings, memorial garden, senior housing, central park, expanded utilities under new street behind shopping center, interest of current building owners to expand, bike trail, and proposed housing.

Goutermont suggested omitting housing along Banks from new plan and concern for new development unattainable for the average person. Smuk felt that it is good to have a central park and senior housing. VanHouse expressed he liked the plan and good to start with a central park. Truax was happy with the plan and led the discussion on how to get tourism into town.

Hudyma questioned timing for public input, need for affordable housing, and requested that the Board consider everyone and all income levels.

There was further discussion on city plans from 1991, public surveys and meetings during Comprehensive Plan and again during Downtown Vision Concept planning, timeframe to execute a vision, negativity and risks, visualization if the conceptual plan actually was successful, and the difference of taking action to accomplish the vision.

Motion by Truax, second Smuk to recommend Council approve the conceptual plan with the removal of housing on Banks Boulevard. MOTION CARRIED. It was noted that some of the plan design does not meet zoning codes, the need for Planning & Zoning to draft changes to meet the plan, and being sensitive to labels on conceptual plan.

**Adventure Park Taconite Relief Loan Compliance Review-** Drown provided information regarding the Taconite Relief Loan the Adventure Park received in 2021 in the amount of \$62,500. If the loan obligations are met and required documentation received, part of the loan is eligible for forgiveness. The board reviewed obligations and documents. Drown has asked that detailed receipts documenting expenses be provided. Discussion followed regarding off-street parking and that the business has implemented a reservation system to control parking. Motion by VanHouse, second Truax that upon receipt of detailed receipts documenting expenses, the Adventure Park has satisfied the 2022 annual loan requirements. MOTION CARRIED.

**Purchase & Development Agreement- HRA & City of Silver Bay-** Board reviewed an updated purchase and development agreement between HRA and the City for property along Penn Boulevard, as drafted by the city attorney, to develop housing. Motion by Smuk, second VanHouse to recommend to Council for approval. MOTION CARRIED.

### **NEW BUSINESS-**

**Trail Design Proposal-** The board reviewed a proposal from Alex Truax of Full Sun Services and Tim Malzhan of Trail Eyes Inc. for trail concept design in the Bayview Park project. The proposal includes a high-level concept design and a high-level idea of the theme of the trail system at a cost of \$7500. Following the concept map, a detailed design with exact treat, structure, and signage placement would be made and then construction. Motion by Smuk, second VanHouse to recommend to Council for approval. MOTION CARRIED with Truax abstaining.

**Golf Course Real Estate Services Proposal-** Drown provided the history regarding the Golf Course housing project for the new members. Drown recommends bringing in a Real Estate office and agents to help promote and sell lots. Board reviewed proposals from two real estate agencies. Odessey has resort development history, no charge for upfront work, extensive experience in marketing. Once the project moves forward there will be a 6% real estate fee. Motion by Smuk, second Truax to recommend to Council to move forward entering a listing agreement with Odessey Real Estate. MOTION CARRIED.

Motion by VanHouse, second Smuk to adjourn at 3:47 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson