

ECONOMIC DEVELOPMENT AUTHORITY

2:00 P.M.

Wednesday, February 7, 2024

Present: Nelson French
Beth Smuk
Richard DeRosier
Shane Hoff
Steve VanHouse
Alex Truax

Absent: Katelyn Goutermont

Tim Costley, City Attorney
David Drown, Economic Development Director
Marcia Oates
Tina Swanson, Coldwell Banker Realty
Dawn Williams, Coldwell Banker Realty
Doug Johnson, Blue Ribbon Builders, LLC
Faron Meeks
Carolyn Hudyma

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

Agenda – Motion by DeRosier, second VanHouse to approve the agenda with addition of Location Options for Lake County HRA Apartment Building to New Business. **MOTION CARRIED.**

Minutes – Motion by VanHouse, second Truax to approve the minutes of the January 3, 2024 regular meeting. **MOTION CARRIED.**

COMMUNICATIONS-

Boathouse Bay Groundbreaking Press- Review of press coverage relating to the Boathouse Bay Groundbreaking ceremony.

Economic Development Director- Drown has been working with J&H Auto, who would like to expand their business, and the need to obtain an easement release from current landowner along with relocating storage units. Planning and Zoning will be discussing granting an access easement across city property as part of the expansion. City Attorney was asked for his opinion regarding process of granting easement access.

Golf Course Housing Development- Drown has been meeting with engineers, discussion on rural road with ditches versus curbing with drainage, individual well/septic, and environmental officer encouraging a community collection system.

OLD BUSINESS –

2024 Priorities and Work Plan Development- Marketing plan is being developed, discussion on housing, social media, and ideas to promote the area.

NEW BUSINESS-

Location Options for Lake County HRA Apartment Building- Review of the MN Workforce Housing Development Grant Program and timing of application submission. Doug Johnson, Blue Ribbon Builders, Tina Swanson and Dawn Williams of Coldwell Banker Realty recognizes the need for housing in the area and has been working with David Drown on potential locations in the area to provide affordable housing. Lengthy discussion regarding possible locations for housing within the City including areas of west of the Shopping Center, Tourist Information Center, Mary MacDonald land area, Penn Ave, Bayview Park, upper Burk Dr, Mariner Park, and end of Marks Drive. Further discussion regarding requirements of grant application, new buildings, renovation of older homes, criteria for affordable housing, bus garage, and keeping Mary Mac building as it currently is or rehabbing it into housing in the future. Clarification regarding previous interest by a developer to build housing on Penn Ave, ability to build affordable housing, and grant availability was also discussed. Motion by VanHouse, second Smuk to recommend to City Council the EDA's support of Mary MacDonald site as an alternative option for housing and to work with developer in creating a list of desired properties for housing projects. MOTION CARRIED.

There was lengthy discussion regarding social media buzz surrounding Boathouse Bay housing development, the misconception regarding affordable housing pricing, presentation, and sharing accurate information.

Motion by DeRosier, second VanHouse to adjourn at 3:20 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson