

## ECONOMIC DEVELOPMENT AUTHORITY

2:00 P.M.

Wednesday, January 8, 2025

Present: Beth Smuk  
Richard DeRosier  
Shane Hoff  
Steve VanHouse  
Katelyn Goutermont  
Alex Truax

Excused: Nelson French

Tim Costley, City Attorney  
David Drown, Economic Development Director  
Julie Jensen  
Carolyn Hudyma

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

**Appointment of Board Chair –** Motion by DeRosier, second Truax to appoint Nelson French as Board Chair who accepted via proxy. MOTION CARRIED.

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

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

**Minutes** – Motion by Hoff, second Truax to approve the minutes of the November 6<sup>th</sup>, 2024 regular meeting. MOTION CARRIED.

### **COMMUNICATIONS-**

**Public Comment Guidelines-** Board reviewed the public comments as approved by City Council.

### **Economic Development Director-**

**Refresher on EDA Vision & Mission-** TABLED UNTIL NEXT MEETING.

**Penn Boulevard-** Drown reports he has met with Matt Johnson, Lake County HRA regarding plans to resubmit a simplified application for Silver Pointe II apartment project. HRA is also refocusing on housing on Penn Blvd with internal resources to plan, construct housing. Drown is working with the HRA and states that there would be limited financial obligation from the city, possibly waiving of the SAC and WAC fees. Member DeRosier explained that the Housing Trust Fund is used as a revolving fund for projects like Penn Blvd.

**Refresher on Golf Course Housing- Options & Strategies-** Discussion on progress regarding Golf Course Subdivision, the development process, level of details required to approve preliminary plat, city zoning ordinance requirements for level of detail in getting preliminary plat approved. Drown feels a preliminary plat detail is completed to the detail needed for approval, that after preliminary plat is approved the city would obtain a feasibility study, survey and stake

lots, and hire a real estate professional to help sell lots. Discussion followed on the City EDA acting as the developer, giving residents priority to purchase the lots before offering them to others, minimizing financial risk, determining costs for well, septic, and utilities, public input, the need for legal descriptions to obtain costs from utility companies, state requirements for septic locations, and testing water to confirm no contaminations. Discussion continued to short-term rentals. Motion by Truax, second Hoff to recommend to Council no short-term rentals. Discussion followed with allowing both short-term and non-short-term housing in the subdivision, economic impact of families in the city, city's obligation to determine water safety, price of lots to be based on market conditions, and possibility of using Sourcewell to obtain a bid. Consensus of board is for Drown to have Northland via Sourcewell to provide an estimate of lot costs. Julie Jensen commented on short-term rentals already allowed for Boathouse Bay and suggested waiting to see the impact. Motion rescinded after discussion.

Discussion continued regarding location of where short-term rentals in the Golf Course Subdivision could be allowed without disturbing single family housing. Motion by Hoff, second Truax to recommend to Council to allow four short-term rentals on the lots across the river. MOTION CARRIED.

**OLD BUSINESS –** None at this time.

**NEW BUSINESS-**

**2025 Meeting Dates-** Motion by VanHouse, second DeRosier to set EDA regular meeting dates as February 5, March 5, April 9, May 7, June 4, July 9, August 6, September 3, October 8, November 5, and December 3. MOTION CARRIED.

**Revolving Loan Default-** Katelyn Goutermont, owner of Timber Coffee stated she was unaware she was in default and would be at City Hall to pay past due loan amount. MOTION TABLED UNTIL NEXT MEETING.

**Consider Updating EDA Vision & Mission Statement-** TABLED TO NEXT MEETING.

Motion by VanHouse, second Truax to adjourn at 3:31 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson