

Economic Development Authority

Monday, November 1, 2021

4:00 p.m.

City Hall – Council Chambers

ROLL CALL

Members Present: Chris Jacques, Bernie Perryman, Dave Masters, Alice Lenzmeier, Tohow Siyad, and King Banaian

Members Absent: Steve Laraway

Staff Present: Matt Glaesman, Tammy Campion, Deanna Fah, and Abby Schneider

Others Present: Chris Rice, Rice Companies and Keith Dahl, Ehlers & Associates

CONSENT AGENDA

MINUTES FROM THE SEPTEMBER 7, 2021 EDA MEETING

FINANCIAL STATEMENTS AS OF SEPTEMBER 30, 2021

ACTION TAKEN: Lenzmeier/Siyad/Approved (6-0)

NEW BUSINESS

CONSIDER APPROVING A TERM SHEET AND CALLING PUBLIC HEARING FOR SALE OF EDA PROPERTY IN ST CLOUD I-94 BUSINESS PARK TO WHITE PINE DEVELOPMENT, LLC

ACTION TAKEN: Siyad/Jacques/Approved (6-0)

Glaesman explained the White Pine Term Sheet that lays forward the general structure of the deal. EDA is involved solely as the owner of the property. City is recommending approval. Masters asked about the exact location. Chris Rice explained they are the developer and the builder, and they will have tenants. Masters asked about traffic concerns and if they're being addressed, and Glaesman responded that a study is going to be started early in 2022. Banaian clarified that this just allows the City to continue negotiations.

Motion by Siyad. Second by Jacques. Motion carried unanimously.

RESOLUTION RECOMMENDING A SPENDING PLAN, APPROVING THE FRANCHISE FEE PROGRAM, AND APPROVING THE CONSTRUCTION ASSISTANCE PROGRAM POLICY

ACTION TAKEN: Perryman/Lenzmeier/Approved (6-0)

Glaesman explained that this is a way to put these Economic Development funds to use and there are really three actions in this one resolution. First action is creating the plan, and the second two are the tools needed to implement the plan. Glaesman went on to explain both the source of the franchise fees and the construction assistance program. Lenzmeier clarified the source of the funds, and Glaesman and Dahl verified that these are undesignated TIF funds that are already in the City's possession. The franchise fees are from a different location, but both funds will contribute to the spending plan.

Motion by Perryman. Second by Lenzmeier. Motion passed unanimously.

RESOLUTION RECOMMENDING CITY COUNCIL CALL FOR A PUBLIC HEARING ON A PROPOSED BUSINESS SUBSIDY IN CONNECTION WITH THE CITY HALL/HIGHBANKS REDEVELOPMENT PROJECT

ACTION TAKEN: Lenzmeier/Jacques/Approved (6-0)

Glaesman explained the process of this resolution. Lenzmeier asked about the costs of the demolition. Glaesman explained that the results of building and soil contamination just was received and hasn't been analyzed yet to come up with a budget number.

Motion by Lenzmeier to recommend City Council hold a public hearing. Second by Jacques. Motion passed unanimously.

OTHER BUSINESS

DIRECTOR'S REPORT

ACTION TAKEN: None

Campion reviewed the ED Strategic Plan update from the stakeholder interviews on October 13. Those who couldn't join did an online survey. Goals & Visioning session set for November 17th from 4-6 pm in Council Chambers. Final step is the final presentation with Ady Advantage on December 16th from 11 am – 1 pm at the Police Station.

Campion talked about the recent Innovators Connect event. Featured presenters were from GeoComm. Banaian spoke to the value of the day and the tech achievements from this company.

Campion reviewed the development dashboard. Campion announced that January 3rd is her last day with the City.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:47 pm.

Abby Schneider, Secretary