

PROCEEDINGS OF THE ST. CLOUD ECONOMIC DEVELOPMENT AUTHORITY BOARD

A meeting of the St. Cloud Economic Development Authority Board was held on Thursday, November 13, 2014 at 3:00 p.m. in City Hall Conference Room 1.

ROLL CALL: Members present were Banaian, Lenzmeier, Libert, Masters (at 3:30 p.m.) and Siyad. Staff present were Tammy Campion, Cathy Mehelich, Ashley Skaggs and Ruth Wipper.

Consent Agenda:

ACTION TAKEN: Libert/Lenzmeier/Approved (4-0, Masters absent) as follows:

APPROVAL OF MINUTES FROM THE OCTOBER 7, 2014 EDA BOARD MEETING

APPROVAL OF THE EDA REVENUE/EXPENDITURE REPORT AS OF SEPTEMBER 30, 2014

New Business:

RESOLUTION CALLING FOR A PUBLIC HEARING ON CREATION OF AN ECONOMIC DEVELOPMENT DISTRICT AND RECOMMENDING THE CITY COUNCIL CALL FOR A PUBLIC HEARING ON THE MODIFICATION TO CERTAIN EXISTING TAX INCREMENT FINANCING DISTRICTS WITHIN THE CITY

ACTION TAKEN: Libert/Banaian/Approved (4-0, Masters absent)

Mehelich explained that the EDA is considering creating a new economic development district for the portion of the City of St. Cloud with contiguous boundaries. The EDA will also consider modifying the Tax Increment Districts lying within the new project area to permit use of tax increment for certain administrative costs. Modifying and expanding the project area to encompass all the existing and future project areas allows the EDA greater flexibility.

Mehelich introduced Shelly Eldridge of Ehlers and Associates via conference call. Eldridge further explained the details of the proposed resolution.

Libert made a motion to approve the resolution calling for a public hearing on creation of an economic development district and recommending the City Council call for a public hearing on the modification to certain existing tax increment financing districts within the City. The motion was seconded by Banaian and carried (4-0, Masters absent).

RESOLUTION DECERTIFYING TAX INCREMENT REDEVELOPMENT DISTRICT 34/72 (LINCOLN TARGET PROJECT)

ACTION TAKEN: Banaian/Lenzmeier/Approved (4-0, Masters absent)

Mehelich explained that all bonds have been paid in full with respects to this TIF district. As such, it has been recommended that the EDA authorize decertification of the TIF district on December 31, 2014.

Banaian made a motion to approve the resolution decertifying tax increment financing district 34/72. The motion was seconded by Lenzmeier and carried (4-0, Masters absent).

Old Business:

RESOLUTION AUTHORIZING A LETTER OF INTENT REGARDING A POTENTIAL PROJECT AT 523 ST. GERMAIN ST W (DAN MARSH SITE)

ACTION TAKEN: Banaian/Lenzmeier/Approved (4-0, Masters absent)

Mehelich reminded the EDA of a request from Rod Lindquist, representing Makenda, LLC, to consider interest for the EDA's property located at 523 St. Germain St W. A Letter of Intent has been prepared to provide the developer assurances of site control in order to perform preliminary work on the proposed project. The Letter of Intent does not commit the EDA to selling the property or provide any terms for potential sale.

Banaian made a motion to approve the resolution authorizing a letter of intent regarding a potential project at 523 St. Germain St W. The motion was seconded by Lenzmeier and carried (4-0, Masters absent).

Other Business:

COMPREHENSIVE PLAN WORKSHOP

ACTION TAKEN: None

Mehelich introduced John Houseal and Brandon Nolin of Houseal Lavigne. Houseal and Nolin facilitated a workshop in connection to the 2015 Comprehensive Plan Update.

DIRECTOR'S REPORT

ACTION TAKEN: None

Mehelich provided an update on recent business development activities and highlights from the past month.

The most recent Development Activity Map was provided indicating recent projects under construction or completed.

ELECTION OF OFFICERS

ACTION TAKEN: Libert/Masters/Approved (5-0)

Libert made a motion to nominate Banaian as President and Lenzmeier as Vice President. The motion was seconded by Masters and carried unanimously.

Adjournment: There being no further business, the meeting was adjourned at 4:52 p.m.