

REDEVELOPMENT AUTHORITY MEETING MINUTES

Tuesday, November 3, 2015 – 6:30 p.m.

Hall of Fame Room/City Hall

Present:

Steve Sletten, John Kramper, Tom Selsor, Dan Kittleson, Peter Sveum, Ron Christianson and Finance Director Laurie Sullivan

Absent:

Brian Kahl

Others Present:

Mayor Donna Olson, Gary Becker, Paul Lawrence, Mike Engelberger, Greg Jenson, John Stark, Marlene Widra, Brook Johnson, Roger Springman and Ryon Savasta

Call to order:

Sveum called meeting to order at 6:30 p.m.

Approval of October 14, 2015 RDA Meeting Minutes:

Moved by Christianson, seconded by Selsor, to approve the minutes of the October 14, 2015 RDA meeting as presented. Motion carried unanimously.

Communications:

None

Marathon Site update:

Ryon Savasta went thru his handouts on recently sold properties in the area. Discussion centered on the asking price of the old Marathon Site. The better the location the higher the selling price is what he is seeing. We cannot change the location so to be competitive his recommendation is to lower the selling price. The RDA can ask for a developer guarantee of the value of the building to be built on site to be sure the tax value is what we need. Moved by Christianson, seconded by Kittleson, to reduce the selling price to \$149,900. Motion carried with Selsor voting no.

Discussion re: Catfish River Antique's building:

Marlene Widra and Brook Johnson shared with the committee their vision for the Catfish River Antique's building located on Main Street. Their ideas included the RDA or City buying the building and then remodeling the building to house sections for artists and their work to be on display. Sveum suggested that Widra and her group put together a business plan and submit that to the RDA for future discussions.

Millfab Update – Closed Session:

Sveum introduced John Stark to the Committee to give an update before the closed session. Stark would like to continue dialogue with the committee and hopefully reach an agreement. Kittleson questioned whether Stark was going to get another appraisal or hold to the 2013 appraisal. Stark responded he feels

the lender will let the property go for less than the 2013 appraisal, but not willing to say what the set price is.

Moved by Christianson, seconded by Kittleson, to close the meeting per State Statute 19.85(1)(e) deliberating or negotiating the purchasing of public properties; the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; and then reopen for the regular course of business. Time closed: 7:23 p.m.
Moved by Christianson, seconded by Kittleson, to reopen the meeting for the regular course of business at 8:03 p.m.

Vierbicher Presentation: Community Development Authority(CDA):

Gary Becker went thru his proposal to provide economic development services to the City that was included in the packet. Discussion took place about creating a Community Development Authority (CDA). Creating a CDA combines the RDA and the Housing Authority committees. There would be one committee, the CDA and then have sub-committees such as RDA, Housing Authority and an Arts committee. The CDA would consist of 2 council members and some members of the RDA committee. The CDA members would then staff the sub-committees. In the discussion stages and Sullivan and Becker are looking for support as they move forward and present to Council. Committee was in support and more discussion to take place at next meeting.

Revolving Loan Fund Update:

Sveum reported he reached out to David Eugster, owner of Water's Edge, to give him information about the program. He said he would be in contact with Sveum. Sveum will send out brochures to real estate agents that have property in our area for sale so they are aware of the program. Sveum will be in contact with the Chamber to see if they can include the program in one of their next upcoming newsletters to help get the word out.

Future Agenda Items:

Marathon Site and Revolving Loan Fund update
Millfab Update
Community Development Authority

Adjourn:

Moved by Christianson, seconded by Selsor, to adjourn at 8:30 p.m.

Respectfully submitted,
Lisa Aide