

PROCEEDINGS OF THE ST. CLOUD ECONOMIC DEVELOPMENT AUTHORITY BOARD

A meeting of the St. Cloud Economic Development Authority Board was held on August 5, 2014, at 4:30 p.m. in City Hall Conference Room 1.

ROLL CALL: Members present were Banaian, Gruenes, Lenzmeier, Libert and Siyad. Masters was absent. Staff present were Tammy Campion, Cathy Mehelich, John Norman and Ashley Skaggs.

Consent Agenda:

ACTION TAKEN: Banaian/Siyad/Approved (5-0) as follows:

APPROVAL OF MINUTES FROM THE JUNE 17, 2014 EDA BOARD SPECIAL MEETING

APPROVAL OF THE EDA REVENUE/EXPENDITURE REPORT FROM MAY 31, 2014

APPROVAL OF THE EDA REVENUE/EXPENDITURE REPORT FROM JUNE 30, 2014

New Business:

RESOLUTION RECOMMENDING THE CITY COUNCIL CALL FOR A PUBLIC HEARING ON MODIFICATION TO THE REDEVELOPMENT PLAN FOR MUNICIPAL REDEVELOPMENT DISTRICT NO. 3 AND THE ESTABLISHMENT OF THE PARK INDUSTRIES II TAX INCREMENT FINANCING DISTRICT AND RECOMMENDING SUPPORT FOR A JOB CREATION FUND APPLICATION

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

Mehelich introduced guests from Park Industries, Joan Schatz, COO and Gerry Waletzka, VP of Manufacturing, and Jason Aarsvold of Ehlers & Associates. Schatz gave a short presentation highlighting Park Industries and the proposed expansion project.

Aarsvold summarized the request analysis prepared by Ehlers & Associates. Mehelich provided a final draft term sheet. Board members discussed the creation of jobs, the project's dependence on the housing market and the potential for further expansion.

Libert made a motion to approve the resolution recommending the City Council call for a public hearing on modification to the redevelopment plan for Municipal Redevelopment District No. 3 and the establishment of the Park Industries II Tax Increment Financing District and recommending support for a Job Creation Fund Application. The motion was seconded by Siyad and carried unanimously.

RESOLUTION ADOPTING THE 2015 SPECIAL LEVY AND BUDGET FOR THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF ST. CLOUD

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

Mehelich presented the 2015 Economic Development Department Budget Request. The proposed budget includes an EDA tax levy increase of 6% (equal to \$20,000). The increase is necessary to reduce reliance on the EDA fund balance over a gradual period of 3-4 years. While there is a slight increase in personnel costs, the operating expenses are proposed to remain the same as 2014.

Board members discussed budget and levy details. Lenzmeier made a motion to approve the resolution adopting the 2015 Special Levy and budget for the Economic Development Authority of the City of St. Cloud. The motion was seconded by Libert and carried unanimously. Gruenes asked that a list be compiled of local attorneys and financial analysts to compare rates.

Old Business:

2014 COMPREHENSIVE PLAN AND ECONOMIC DEVELOPMENT STRATEGIC PLAN

ACTION TAKEN: None

Mehelich noted that the consultant contract has been finalized. A schedule is expected to be available by September. In partnership with GSDC, four catalytic sites have been identified.

DIRECTOR'S REPORT

ACTION TAKEN: None

Campion provided an update on City development activities with the 2014 Development Activity Map. Board members discussed the threshold for reporting.

Mehelich presented the 2014-2016 Economic Development Marketing Plan.

GSDC will be hosting site selector familiarization tours. More details to come.

EDAM is hosting a fall forum on September 18 at River's Edge Convention Center. Registration information will be sent to Board members.

The City's website will be updated city-wide. The update is expected to go live by early December. ED staff will be looking closely at pages and content to enhance the ED site.

Adjournment: There being no further business, the meeting was adjourned at 5:48 p.m.