

CITY OF ST. CLOUD ECONOMIC DEVELOPMENT AUTHORITY

Tuesday, January 3, 2017

4:00 p.m.

Quinlivan & Hughes, 1740 W St. Germain St

ROLL CALL:

MEMBERS PRESENT: King Banaian (@ 5:00 p.m.), Chris Jacques, Steve Laraway, Alice Lenzmeier, John Libert and Bernie Perryman

MEMBERS ABSENT: Tohow Siyad

STAFF PRESENT: Tammy Campion, Cathy Mehelich, Ashley Skaggs and Ruth Wipper

Consent Agenda

APPROVAL OF MINUTES FROM THE DECEMBER 6, 2016 EDA BOARD MEETING

APPROVAL OF THE EDA FINANCIAL STATEMENTS AS OF NOVEMBER 30, 2016

DESIGNATE ST. CLOUD TIMES AS OFFICIAL NEWSPAPER

APPOINT CATHY MEHELICH AS EDA EXECUTIVE DIRECTOR

DESIGNATE 2017 REGULAR EDA MEETINGS TIME/PLACE

RESOLUTION AMENDING BY-LAWS REGARDING REGULAR AND ANNUAL MEETING TIME

ACTION TAKEN: Libert/Laraway/Approved (5-0, Banaian absent)

New Business

ELECTION OF 2017 EDA OFFICERS

ACTION TAKEN: Libert/Laraway/Approved (5-0, Banaian absent)

Libert made a motion to retain the existing officers as follows:

President – King Banaian

Assistant Treasurer – Ruth Wipper

Vice President – Alice Lenzmeier

Secretary – Ashley Skaggs

Treasurer – Tohow Siyad

The motion was seconded by Laraway and carried unanimously.

RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE AN APPLICATION TO MN DEPARTMENT OF EMPLOYMENT & ECONOMIC DEVELOPMENT UNDER THE REDEVELOPMENT GRANT PROGRAM FOR A PROPOSED PROJECT BY ROBERT C ABEL

ACTION TAKEN: Jacques/Perryman/Approved (4-1, Laraway opposed, Banaian absent)

Mehelich explained a request for the EDA's assistance in the form of facilitating a grant application to the MN Department of Employment and Economic Development (DEED) under its Redevelopment Grant Program, and dedicating up to \$30,000 tax increment financing toward a portion of the required local match. The Redevelopment Grant Program provides up to 50% of the demolition and redevelopment eligible costs. Robert Abel is proposing redevelopment of the 400 Block of East St. Germain Street. The redevelopment project includes the acquisition and demolition of properties between the former Holiday Station and Ace Bar in order to redevelop the site for a renovated and expanded restaurant. The former Holiday Station was purchased and will be redeveloped by Kwik Trip. All overhead power lines are proposed to be removed and the entire site

will have new blacktop or concrete. The current assessed value of the block is \$818,000, and the projected value upon completion of the proposed project is \$3,000,000.

Robert Abel was present to describe the project and the process that has taken place thus far. Larway expressed concern for the Dutch Maid Bakery lease being terminated. Abel explained that he has attempted to work with the owner of the bakery, but he has not been successful. Mehelich suggested that staff reach out to the owner of the bakery and offer assistance in relocation. John Uphoff, Executive Director of the Benton Economic Partnership, suggested that the organization may be able to assist in the relocation of the bakery as well.

Jacques made a motion to adopt the resolution recommending the City Council approve an application to MN Department of Employment & Economic Development under the Redevelopment Grant Program for a proposed project by Robert C Abel. The motion was seconded by Perryman and carried (4-1, Laraway opposed, Banaian absent).

ECONOMIC DEVELOPMENT STRATEGIC PLANNING DISCUSSION

ACTION TAKEN: None

Rusty Fifield and Jessica Green of Northland Securities were present to facilitate discussion in order to identify and prioritize roles for the EDA with regard to the Economic Development Strategic Plan.

WORK SESSION – REDEVELOPMENT & BROWNFIELDS

ACTION TAKEN: None

Jim Schlepper of Boser Construction presented on the redevelopment of the former Granite Bowl into the Quinlivan & Hughes office building. In addition, Matt Glaesman, Community Development Director, presented an overview of the Federal EPA Brownfield Assessment Grant.

Other Business

DIRECTOR’S REPORT

ACTION TAKEN: None

- > 2016 Development Activity Report – includes summaries of public vs. private investments and value by land use.

Adjournment: There being no further business, the meeting was adjourned at 6:23 p.m.