

Economic Development Authority

Tuesday, September 7, 2021

4:00 p.m.

City Hall – Council Chambers

ROLL CALL

Members Present: Chris Jacques, Dave Masters, Alice Lenzmeier, Steve Laraway and King Banaian

Members Absent: Tohow Siyad and Bernie Perryman

Staff Present: Cathy Mehelich, Deanna Fah, and Abby Schneider

Others Present: Stephanie Beckers, AWG

CONSENT AGENDA

MINUTES FROM THE AUGUST 24, 2021 EDA MEETING

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

NEW BUSINESS

ASSOCIATED WHOLESALE GROCERS ECONOMIC DEVELOPMENT TAX INCREMENT FINANCING PROJECT

Mehelich reviewed all 3 resolutions and the process for the project which initiated site selection negotiations with the City back in May. Staff worked to streamline the process to allow the developer to start construction prior to winter. Final approval is contingent on City Council approval of establishing the TIF District and Business Subsidy following a public hearing. Mehelich explained that there may be minor changes that need to be made to agreements as things go forward, but that it may not be necessary to involve EDA in all of them if they could make some sort of OK for the staff to OK any small changes that would not negatively impact the City.

Motion by Jacques to support the future needs of AWG as they may arise. Second by Lenzmeier. Motion carried unanimously.

RESOLUTION APPROVING A MODIFICATION TO THE DEVELOPMENT PROGRAM FOR THE ECONOMIC DEVELOPMENT PROJECT NO. 3 AND THE ESTABLISHMENT OF THE ASSOCIATED WHOLESALE GROCERS ECONOMIC DEVELOPMENT TAX INCREMENT FINANCING DISTRICT

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

RESOLUTION APPROVING A DEVELOPMENT AGREEMENT AND BUSINESS SUBSIDY AGREEMENT WITH MIDWEST REAL ESTATE HOLDINGS, LLC AND ASSOCIATE WHOLESALE GROCERS INC

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

RESOLUTION APPROVING TERMS OF A TAX INCREMENT INTERFUND LOAN IN CONNECTION WITH ASSOCIATED WHOLESALE GROCERS ECONOMIC DEVELOPMENT TAX INCREMENT FINANCING DISTRICT

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

RESOLUTION ADOPTING THE 2022 SPECIAL LEVY AND BUDGET FOR THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF ST. CLOUD

Mehelich reviewed the proposed 2022 EDA Budget and EDA Levy. No changes were made since the EDA and City Council’s review last month.

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

OTHER BUSINESS

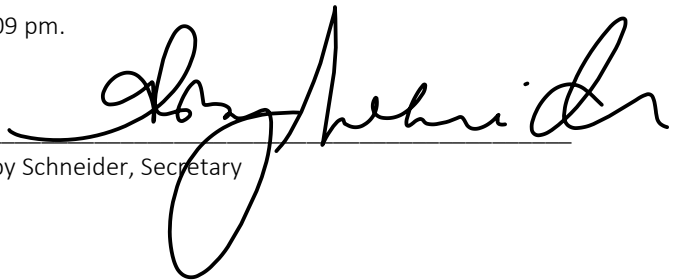
DIRECTOR’S REPORT

ACTION TAKEN: None

Mehelich reviewed the schedule for updating the EDA’s Strategic Plan and rebooting the stakeholder engagement portion after the pause April 2020 from COVID. Lenzmeier agreed on the need to complete the Strategic Plan soon and the importance for the Board to be able to review the goals and strategies prior to discussion of the next budget. Tentative dates of October 13 and 14 were set to move forward with stakeholder focus groups, an EDA goals & visioning work session to be held in mid-November and final presentation to EDA would be mid-December. Staff is coordinating the stakeholder list and invitations, with an option for completing an online survey if they were unable to attend in-person. Strategic planning consultant, Ady Advantage, will facilitate the stakeholder focus groups and surveys.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:09 pm.


Abby Schneider, Secretary