

**CITY OF ST. CLOUD ECONOMIC DEVELOPMENT AUTHORITY**

Tuesday, April 11, 2017  
4:00 p.m.  
City Hall Conference Room 1

**Roll Call**

MEMBERS PRESENT: King Banaian, Chris Jacques, Steve Laraway, Alice Lenzmeier, John Libert, Bernie Perryman and Tohow Siyad

MEMBERS ABSENT: -

STAFF PRESENT: Cathy Mehelich and Ashley Skaggs

**Consent Agenda**

**APPROVAL OF MINUTES FROM THE FEBRUARY 7, 2017 EDA BOARD MEETING  
APPROVAL OF THE EDA FINANCIAL STATEMENTS AS OF FEBRUARY 28, 2017  
ACTION TAKEN: Lenzmeier/Laraway/Approved (7-0)**

**New Business**

**RESOLUTION DECERTIFYING TAX INCREMENT FINANCING DISTRICT NUMBER FORTY-ONE  
(GOETTEN'S ADDITION SOUTH - AFFORDABLE SINGLE FAMILY HOUSING)  
ACTION TAKEN: Laraway/Siyad/Approved (7-0)**

Mehelich explained that the TIF Note obligation for District Forty-One has been paid in full as of February 1, 2016, and a resolution authorizing early decertification of the TIF district is required, after which all property taxes generated by the property will be distributed in the same manner as all other properties beginning in 2018.

Laraway made a motion to approve the resolution decertifying Tax Increment Financing District Forty-One (Goetten's Addition South - Affordable Single Family Housing). The motion was seconded by Siyad and carried unanimously.

**RESOLUTION AUTHORIZING APPROVAL OF A CONTRACT FOR PRIVATE DEVELOPMENT  
WITH CMMB, LLLP AND PARK INDUSTRIES, INC  
ACTION TAKEN: Libert/Siyad/Approved (7-0)**

Mehelich explained that the EDA approved a contract for private development with CMMB, LLLP and Park Industries, Inc for the sale of Lot 3, Block 1, St. Cloud Industrial Center West. The contract included a deadline of May 2, 2017 for closing on the property. Due to the wetland reviews and approvals process, the company has requested an extension of the contingency and closing date to occur on or before August 1, 2017 and construction commencement to occur on or before September 1, 2017. Mike Schlough of Park Industries was present to answer questions regarding the request.

Libert made a motion to adopt the resolution authorizing approval of a contract for private development with CMMB, LLLP and Park Industries, Inc. The motion was seconded by Siyad and carried unanimously.

**ECONOMIC DEVELOPMENT STRATEGIC PLAN DRAFT  
ACTION TAKEN: Laraway/Jacques/Approved (7-0)**

Rusty Fifield from Northland Securities was present to review the draft update of the Strategic Plan. Board members discussed the plan and made suggestions for improvement.

Laraway made a motion to approve the Economic Development Strategic Plan as presented. The motion was seconded by Jacques. Banaian made a friendly amendment to replace the word “organization” with “sustainability” in the title of Core Principle 6. Laraway and Jacques accepted the amendment. Banaian called for a vote and the amended motion carried unanimously.

**Other Business**

**DIRECTOR’S REPORT**

ACTION TAKEN: None

- > 2017 Development Activity Report – March Month End Report
- > Real Estate Development Summit
- > MN Brownfields Workshop
- > Immigrant Entrepreneurship Committee
- > AmeriCorps VISTA Project
- > Hotel Market Study

**Adjournment:** There being no further business, the meeting was adjourned at 5:13 p.m.