

**BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES**

MONDAY, JANUARY 10, 2022

1. CALL TO ORDER

President Alan Heidemann called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Commissioners present: J. Brian Calva, Jim Dickinson, Ken Geroux, Alan Heidemann, Cole Hendry, and Kim Noding. Commissioners absent: Paul Knier.

Also present: BLEDA Executive Director Hanna Klimmek, BLEDA Assistant Treasurer Deb Wegeleben, and BLEDA Secretary Corrie Scott.

4. ADOPT AGENDA

Commissioner Noding motioned to approve the agenda as presented. Seconded by Commissioner Dickinson, unanimous ayes, motion carried.

5. APPROVE BLEDA MEETING MINUTES OF DECEMBER 13, 2021

Commissioner Geroux motioned to approve the December 13, 2021 BLEDA minutes. Seconded by Commissioner Calva, unanimous ayes, motion carried.

6. BLEDA BUSINESS ITEMS

6A. APPOINTMENTS FOR 2022 BLEDA OFFICER POSITIONS

Klimmek reviewed that the following BLEDA Members currently hold the positions of President, Vice President, Treasurer, and Assistant Treasurer:

President:	Alan Heidemann
Vice President:	Ken Geroux
Treasurer:	J.Brian Calva
Secretary:	Corrie Scott
Assistant Treasurer:	Deb Wegeleben

Klimmek asked the BLEDA Members to consider volunteering to serve as BLEDA President, Vice President, and Treasurer for 2022 or nominating another Member to serve in one of the positions.

Commissioner Dickinson motioned to recommend appointments of Heidemann as President, Geroux as Vice President, Calva as Treasurer, Scott as Secretary, and Wegeleben as Assistant Treasurer for the 2022 BLEDA positions. Seconded by Commissioner Noding, unanimous ayes, motion carried.

6B. STRATEGIC PLAN – 4TH QUARTER REPORT (OCTOBER 1, 2021 – DECEMBER 31, 2021)

Klimmek asked the BLEDA to review and make recommended changes to the BLEDA Strategic Plan in an effort to keep up with market trends and development opportunities.

Dickinson recommended changing the verbiage on page two to ‘increasing BLEDA community presence’ rather than ‘increasing BLEDA budget.’ Wegeleben stated that the levy will increase in 2024. Klimmek stated that the budget will naturally increase along with the BLEDA presence. She stated that Sherburne County is updating their strategic plan and she would like to see the BLEDA become involved. Dickinson recommended including this as an objective under the ‘increasing BLEDA community presence goal.’

Klimmek recommended adding the Berndt property off of County Road 81 under ‘recognizing commercially owned and industrial property.’ She also recommended removing ‘farmland south of Highway 10’ because it is in the Township rather than City limits. She stated that staff still intends to continue to have a relationship with the property owners.

Klimmek stated that she is signed up to attend four expos/conferences this year. Calva asked which expos Klimmek is planning to attend. Klimmek listed the following conferences/expos: MNCAR, EDAM, Ehler’s Public Finance Seminar, and LMC. She stated they are continuing to work on Martin Avenue and Fern Street with Options, Inc. regarding potential purchase of the old school building.

Calva asked about the former Casey’s location. Klimmek stated that staff has waited about three years for the parcel to go on the market and that it is listed for \$150,000 with some purchase agreement restrictions. She stated that these restrictions include that the location cannot sell gas, tobacco products, alcohol products, or hot food. She stated that this agreement can be bought out, however. Dickinson asked if the deed restriction has been recorded. Klimmek confirmed that it has been recorded. Calva asked if coffee could be served, and offered that it could become a childcare facility. Dickinson stated that coffee isn’t restricted, but alcohol is restricted. Heidemann asked if there is an environmental concern. Klimmek stated that there shouldn’t be any

environmental concerns. Dickinson stated that the tanks have already been removed from the site.

Klimmek stated that there have been a lot of inquiries about 121 Foley Avenue as it has dropped to \$50,000. She stated that the property has been rezoned to R3 and most of that land is nonconforming. She asked if the Commission sees a value for that land. She stated that there are environmental concerns. Geroux asked if they are for sale. Klimmek stated that they are for sale. She stated that Bullseye Properties is including both parcels as well. Wegeleben asked what can be done with the parcels. Klimmek stated that apartments could be built there. Geroux stated that there is a railroad close to the property.

Klimmek stated that those who are calling to inquire about 121 Foley Avenue want to use the land for storage. Dickinson asked if the land can be used for storage. Klimmek stated that the land cannot be used for storage because it is zoned for R3. Noding asked if it can be rezoned. Klimmek stated that developers can request it to be rezoned. Geroux asked when it was rezoned to R3. Klimmek stated that it was likely around 2016 or 2017. Dickinson asked about the environmental concerns. Klimmek stated that she is unsure of the exact concerns.

6C. BLEDA BUDGET AND LIST OF CLAIMS

Geroux asked why there is money budgeted for sidewalk snow removal. Wegeleben stated that there used to be a need to pay for snow removal for the land that BLEDA owns.

Klimmek asked if the BLEDA can purchase land without involving the City Council. Dickinson stated that the BLEDA has purchased land in the past without City Council approval. Wegeleben stated that the BLEDA usually notifies the Council at some point when purchasing land and that when the BLEDA sells land there needs to be a public hearing. Dickinson stated that in the past the City Council strongly encouraged the BLEDA to bond even though they did not prefer to do so.

Commissioner Dickinson motioned to accept the budget report and approve the BLEDA List of Claims for December 2021 as presented. Seconded by Commissioner Noding, unanimous ayes, motion carried.

6D. COMMUNITY DEVELOPMENT DEPARTMENT UPDATE

Klimmek discussed the status of various projects within Community Development as of January 10, 2022. This update included Housing, Commercial and Industrial, BLEDA, Planning and Zoning, Building, and Recreation and Communication.

Noding asked if Parkwood Knolls is planning to continue with their project. Klimmek stated that staff is unsure. Noding asked if there was any public comment regarding the recent EAW. Heidemann stated that only written comment was accepted. Klimmek stated that only comments specifically regarding the environmental component were considered.

Geroux asked if there are a lot of people looking for planning positions. Klimmek stated that there are 0 numerous planning positions available across the state. Wegeleben stated that she doesn't feel there are as many individuals seeking positions in planning.

Dickinson asked about buffer yards. Klimmek reviewed that buffer yards are setbacks on major roadways that residents are not allowed to place fences and because of this there have been complaints. Noding stated that there are residents on County Road 5 that aren't in compliance in particular. Dickinson stated that there are reasons for the buffer yards, but that enforcing the ordinance can be difficult. Geroux asked about permitting profits for the City. Wegeleben stated that there is an excess of about \$120,000 regarding permitting fees.

Calva asked about Willy McCoy's. Klimmek stated that they hope to have docks. Dickinson stated that the owners plan to reconstruct the building so that it is more modern and has a more open concept. Geroux asked why there is \$250 budgeted for a website. Wegeleben stated that this is a portion of the annual fee that the City pays for their website. Dickinson welcomed Cole Hendry to the BLEDA.

7. **OTHER** – None.

8. **ADJOURN**

Commissioner Dickinson motioned to adjourn the meeting at 6:42 p.m. Seconded by Commissioner Noding, unanimous ayes, meeting adjourned.