

**BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY  
MEETING MINUTES**

**MONDAY, JUNE 12, 2023**

**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: Donna Clarksean, Jim Dickinson, Ken Geroux, Alan Heidemann, Paul Knier, Cindy Lemm, and Kim Noding. Also present: BLEDA Executive Director Therese Haffner and BLEDA Assistant Treasurer Deb Wegeleben.

**4. ADOPT AGENDA**

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

**5. APPROVE BLEDA MEETING MINUTES OF MAY 8, 2023**

Commissioner Knier motioned to approve the May 8, 2023 BLEDA minutes. Seconded by Commissioner Clarksean, unanimous ayes, motion carried.

**6. BLEDA BUSINESS ITEMS**

**6A. BLACKBIRD LAUNDRY CO. LLC – CONTRACT EXTENSION REQUEST**

Haffner asked the BLEDA to consider a first amendment to the Amended and Restated Contract for Private Development between the Big Lake EDA and The Blackbird Laundry CO. LLC.

Commissioner Dickinson motioned to approve Resolution 2023-05 a first amendment to the Amended and Restated Contract for Private Development between the Big Lake EDA and The Blackbird Laundry CO. LLC. Seconded by Commissioner Lemm, motion passed with a 6:1 vote with 1 abstention with Commissioners Clarksean, Dickinson, Heidemann, Knier, Lemm, and Noding voting aye, and Commissioner Geroux abstaining. Motion carried.

**6B. LHB AGREEMENT FOR INVESTIGATIVE SERVICES: 160 LAKE ST. N TIF ANALYSIS**

Haffner asked the BLEDA to discuss and consider approving the LHB Agreement for Investigative Services: 160 Lake St. N TIF Analysis

Knier asked if the maximum amount that can be spent on this item is \$9,800. Haffner confirmed that \$9,800 is the maximum amount. Knier asked if Council will potentially be against this item would this be a waste of money. Wegeleben stated that it is important to know the structure of the building regardless if Council chooses to use a TIF or tax abatement. Geroux asked if everything quoted is necessary for TIF. Haffner stated that this is all required for TIF. Wegeleben stated that this information would also be needed for renovation.

Knier asked if TIF would be needed. Dickinson stated that it would be needed due to the level of risk associated with the building. Noding asked what risks are associated. Dickinson stated the environmental risk, demolition risk, and other unknown factors are at play. Geroux stated that regardless of if TIF is utilized this information would be beneficial. Knier asked about three buildings being listed. Haffner stated that City Hall is considered two separate parcels.

Commissioner Geroux motioned to approve LHB Agreement for Investigative Services: 160 Lake St. N TIF Analysis. Seconded by Commissioner Dickinson, unanimous ayes, motion carried.

**6C. BLEDA BUDGET AND LIST OF CLAIMS**

Commissioner Lemm motioned to accept the budget report and approve the BLEDA List of Claims for May 2023 as presented. Seconded by Commissioner Dickinson, unanimous ayes, motion carried.

**6D. COMMUNITY DEVELOPMENT DEPARTMENT UPDATE**

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

7. **OTHER** – None.

8. **ADJOURN**

Commissioner Knier motioned to adjourn the meeting at 6:18 p.m. Seconded by Commissioner Geroux, unanimous ayes, meeting adjourned.