

**BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES**

MONDAY, JUNE 13, 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: 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 Geroux, unanimous ayes, motion carried.

5. APPROVE BLEDA MEETING MINUTES OF MAY 9, 2022

Commissioner Geroux motioned to approve the May 9, 2022 BLEDA minutes. Seconded by Commissioner Noding, unanimous ayes, motion carried.

6. BLEDA BUSINESS ITEMS

6A. BLEDA BUDGET AND LIST OF CLAIMS

Dickinson commented that as long as Klimmek is Interim City Administrator the amount in the BLEDA budget allotted to staff is not being used. Geroux asked if the budget will change once the Community Development position is filled. Wegeleben stated that the amount that is in the budget will not move regardless of how long it takes for the Community Development position to be filled.

Commissioner Dickinson motioned to accept the budget report and approve the BLEDA List of Claims for May 2022 as presented. Seconded by Commissioner Geroux, unanimous ayes, motion carried.

6B. COMMUNITY DEVELOPMENT DEPARTMENT UPDATE

Klimmek 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.

Klimmek stated that the proposed JP Brooks project is no longer underway due to the lack of utilities to reach the parcel they were hoping to build on. Geroux recommended that the BLEDA do something to make the parcel easier to build upon. Wegeleben stated that they could build their own lift station, but that it would be temporary.

Klimmek stated that the building that is owned by Willy McCoy's has had a stop work order placed on them. Geroux stated that it doesn't look good to have a building that is partially finished on Highway 10. He recommended that they hire someone to help them through the building process.

Klimmek stated that the Hockey Association is rezoning their property to I-4 and starting to move forward.

Klimmek stated that after the PA is executed on 421 Foley, staff will order a Phase 1 and if the risk is too great, the BLEDA can rescind the purchase agreement. Dickinson stated that some environmental issues are not too concerning and that a vapor barrier could be easily done as long as the cost isn't too great. Klimmek stated that prior to demolition there can be an inspection done on the parcel. Geroux asked if staff has his estimate regarding demolition on file. Dickinson stated that costs for demolition have gone up recently.

Geroux stated that notification should be sent out to property owners on Foley Avenue soon. Klimmek stated that she asked the City Engineer to remove 421 Foley Avenue from the Street Project.

Klimmek stated that there is hesitation from current developers and she believes that focusing on the Business Retention Program should be priority as development slows. Geroux asked if there can also be some focus on bringing new businesses to Big Lake along with retaining current businesses. He stated that he would like to see some financial investment in marketing Big Lake to businesses in other communities.

Dickinson stated that a priority within the Strategic Plan that can be helpful regarding marketing to outside businesses is knowing the inventory of available land in Big Lake. He stated that having lot inventory available for commercial business is important for a

growing community. Geroux asked if that goal should be focused on by the Planning Commission or the BLEDA. He recommended that the BLEDA request that the Planning Commission focus on residential lot availability in Big Lake so that there is enough to sustain incoming commercial businesses. Geroux stated that there needs to be adequate staffing for the City of Big Lake in order for there to be forward movement regarding the Strategic Plan and Comprehensive Plan.

Dickinson spoke about the need for a fringe policy for parcels that do not make sense being in the City. Klimmek stated that this policy could be created when there is time to do so in the future. Geroux stated that the best way for the BLEDA to operate is to be proactive rather than reactionary. He asked if the code could be amended in fringe areas. Klimmek confirmed that this can be done but there isn't Planning staff capacity to complete the project at this time. Geroux asked if there could be a draft of action items written up by staff when they have time.

Klimmek stated that interviews took place prior to the BLEDA meeting and that Cindy Lemm will be recommended to City Council to fill the current BLEDA vacancy.

7. **OTHER** – None.

8. **ADJOURN**

Commissioner Noding motioned to adjourn the meeting at 6:59 p.m. Seconded by Commissioner Geroux, unanimous ayes, meeting adjourned.