

**BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES**

MONDAY, FEBRUARY 13, 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, Cindy Lemm, and Kim Noding. Commissioners absent: Paul Knier.

Also present: BLEDA Executive Director Therese Haffner, and BLEDA Assistant Treasurer Deb Wegeleben.

4. ADOPT AGENDA

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

5. APPROVE BLEDA MEETING MINUTES OF JANUARY 9, 2023

Commissioner Geroux motioned to approve the January 9, 2023 BLEDA minutes. Seconded by Commissioner Dickinson, unanimous ayes, motion carried.

6. BLEDA BUSINESS ITEMS

6A. BLACKBIRD LAUNDRY CO. LLC- AMENDED AND RESTATED CONTRACT

Haffner reviewed that Blackbird Group LLC changed their name to Blackbird Laundry Co., LLC in January 2023, which requires an amendment to the original 2019 contract to reflect the name change. She asked the BLEDA to consider and approve the Amended and Restated Contract for Private Development between the Big Lake EDA and Blackbird Laundry CO. LLC.

Commissioner Dickinson motioned to approve the Amended and Restated Contract for Private Development between the Big Lake EDA and Blackbird Laundry CO. LLC.

Seconded by Commissioner Noding, motion passed with a 5:1 vote with 1 abstention with Commissioners Clarksean, Dickinson, Heidemann, Lemm, and Noding voting aye, and Commissioner Geroux abstaining. Motion carried.

6B. PURCHASE OF PROPERTY PID 65-477-0115- PURCHASE AGREEMENT

Haffner reviewed the Purchase Agreement for property PID 65-477-0115 and asked the BLEDA to consider and approve the Purchase Agreement between the Big Lake EDA and Diane Jacobsen.

Haffner discussed the Phase 1 Environmental Review that was completed. Dickinson asked about the length of the current lease. Haffner stated that it expires in April but that there are options to extend the lease. Heidemann asked the amount that was agreed upon in the lease. Wegeleben stated the amount being paid annually was \$2,000. Noding asked about the closing date being March 30. Haffner stated that this is a quick turnover and if there needs to be an extension that is an option. Noding asked about a fuel tank being on the premise. Haffner stated that there was no further information available. Dickinson stated it was likely a fuel oil tank.

Commissioner Dickinson motioned to approve the Purchase Agreement between the Big Lake EDA and Diane Jacobsen. Seconded by Commissioner Noding, 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 January 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

Geroux stated that both parking requirements and balcony requirements are being revisited at an upcoming Code Revision Task Force meeting due to concerns by some members of the City Council. He stated that the reason for the Code Revision project is to reduce the number of variances and CUPs that come forward. He asked for some recommendations from the BLEDA that he can bring forward to the next Task Force meeting.

Lemm stated that she doesn't have concerns about the balconies, but she does think that there should be some kind of parking requirements as it is hard to take away requirements and bring them back. Geroux stated the issue that is being reviewed is the requirement for covered parking. Lemm stated that in neighboring Monticello she has noticed underground parking has become a popular option. Haffner stated that in other municipalities that she has worked for that indoor parking was not required for apartments but typically the market took care of and covered parking was provided.

Geroux stated that the Task Force has commented that the need for covered parking should be a market-driven decision. Dickinson stated that if a project comes through as a PUD it should have a more efficient design. He stated that apartments that are market rate generally have covered parking, but if they aren't market rate, it is less likely. Geroux stated that the Kuepers' Project was market rate and they offer covered parking. Dickinson stated that as long as there is an appropriate ratio of parking to housing units, he is comfortable with the Task Force's decision. Heidemann agreed. Haffner clarified that the Task Force had agreed to not require covered parking and reviewed parking ratios. Geroux stated that there will not be any discussion regarding parking ratios, but rather about covered parking in particular.

Geroux stated that the concerns Council Members have about requiring balconies are regarding fire safety, but that there are already safety and building codes that builders are required to follow. Geroux will share the input of the EDA at the next Code Revision Task Force meeting.

8. ADJOURN

Commissioner Dickinson motioned to adjourn the meeting at 6:29 p.m. Seconded by Commissioner Clarksean, unanimous ayes, meeting adjourned.