

**BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES**

MONDAY, APRIL 10, 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, and Kim Noding. Commissioners absent: Cindy Lemm.

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

4. ADOPT AGENDA

Commissioner Knier motioned to adopt the agenda with the addition of Item 6D: Certificate of Completion 20033 176th Street NW. Seconded by Commissioner Dickinson, unanimous ayes, agenda adopted.

5. APPROVE BLEDA MEETING MINUTES OF MARCH 13, 2023

Commissioner Dickinson motioned to approve the March 13, 2023 BLEDA minutes. Seconded by Commissioner Noding, unanimous ayes, motion carried.

6. BLEDA BUSINESS ITEMS

6A. BLACKBIRD LAUNDROMAT DEVELOPMENT PLAN

Haffner reviewed that the Blackbird Group LLC's (now Blackbird Laundry Co.) proposed development includes a two-story laundromat on the main level and two 2-bedroom apartment units on the second floor for Lot 1 Block 1 Lake Shopping Center Third Addition (PID 65-554-0105). She stated that the Contract for Private Development requires the development plan be approved by the EDA and Planning Commission, including a Rezoning, Conditional Use Permit and Planned Unit Development (PUD) Amendment to allow for a mixed residential and commercial development. The existing

zoning designation and PUD allows for only a commercial building. Haffner recommended that the EDA review and discuss the Development Plan for Blackbird Laundromat.

Dickinson asked if the Planning Commission had approved the concept. Haffner stated that they have approved the plan. Noding asked where parking will be located. Haffner stated that the parking will be on the East side of the property. Haffner stated that traffic generated by the apartment units is estimated at about 10 trips a day according to engineering Dickinson stated that he also doesn't see an issue with increased traffic regarding truck deliveries or from residents. Dickinson stated that he would like to see a different type of siding be used.

Commissioner Dickinson motioned to approve the Development Plan for Blackbird Laundromat. Seconded by Commissioner Clarksean, motion passed with a 5:1 vote with 1 abstention with Commissioners Clarksean, Dickinson, Heidemann, Knier, and Noding voting aye, and Commissioner Geroux abstaining. Motion carried.

6B. BLEDA BUDGET AND LIST OF CLAIMS

Dickinson asked if there were any issues with the title. Haffner stated that the title came back clean, but here were issues with the lease agreement. Geroux asked who would be charged with any steps that need to be made to secure the building. Haffner stated that the City Engineer, Chief of Police, and Streets, Parks, and Fleet Superintendent did a walk through to discuss any potential issues. She stated that Public Works will take care of any of these issues including boarding up windows and patching leaks in the roof. She stated that there will also be an inspection completed and then a discussion at an upcoming BLEDA meeting regarding next steps on redevelopment or other outcomes.

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

6C. 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. Scott discussed some upcoming events including the Winter Farmers Market, Recycle Day, and the Outstanding Citizen of the Year Award.

Knier asked if developers have reached out to staff regarding single-family housing. Haffner stated that developers have been more interested in multi-family housing.

6D. CERTIFICATE OF COMPLETION 20033 176TH STREET NW

Haffner provided an overview of a Certificate of Completion being requested for property 20033 176th Street NW in the Industrial Park East Plat Three due to the property being sold. The construction improvements were completed. Dickinson recommended allowing approval of future Certificates of Completion in this industrial park to be made administratively.

Commissioner Dickinson motioned to approve the Certificate of Completion for 20033 176th St NW, along with administrative approval for future Industrial Park East Plat Three properties. Seconded by Commissioner Knier, unanimous ayes, motion carried.

7. **OTHER** – None.

8. **ADJOURN**

Commissioner Knier motioned to adjourn the meeting at 6:20 p.m. Seconded by Commissioner Noding, unanimous ayes, meeting adjourned.