

**BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY  
MEETING MINUTES**

**MONDAY, OCTOBER 9, 2023**

**1. CALL TO ORDER**

Vice-President Ken Geroux 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, Paul Knier, and Kim Noding. Commissioners absent: Alan Heidemann, Cindy Lemm. Also present: BLEDA Executive Director Therese Haffner, BLEDA Assistant Treasurer Deb Wegeleben, and BLEDA Secretary Corrie Scott.

**4. ADOPT AGENDA**

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

**5. APPROVE BLEDA MEETING MINUTES OF SEPTEMBER 11, 2023**

Commissioner Dickinson motioned to approve the September 11, 2023 BLEDA minutes. Seconded by Commissioner Clarksean, unanimous ayes, motion carried.

**6. BLEDA BUSINESS ITEMS**

**6A. 2023 COMMITTEE WORKSHOP**

Haffner reviewed that the 2023 Annual Joint Committee Workshop is being proposed for Tuesday, December 5, 2023 at 5 p.m. at Style Catering. She stated that Committee Chairs are asked to provide an update on projects they have worked on this past year as well as identifying goals for 2024. Dickinson stated that he will not be in attendance.

Commissioner Dickinson motioned to set the 2023 Annual Joint Committee Workshop date of Tuesday, December 5, 2023 at 5:00 p.m. at Style Catering located at 617 Rose Drive, Big Lake, MN. Seconded by Commissioner Knier, unanimous ayes, motion carried.

## **6B. COMMISSIONER HEIDEMANN TERM EXPIRATION – AUTHORIZATION TO ADVERTISE POSITION**

Haffner reviewed that BLEDA Commissioner, Alan Heidemann, currently occupies SEAT D on the BLEDA, which is set to expire on December 31, 2023. She asked the BLEDA to consider authorizing for staff to begin advertising the position so it can be filled in a timely manner once the current term expires.

Dickinson asked if Heidemann's position needs to be advertised as he is the Planning Commission Liaison. Scott confirmed that Heidemann's position is appointed by the Planning Commission. Haffner stated that in this case a motion is not needed and Planning will make the appointment at an upcoming meeting.

## **6C. 2024 BLEDA MEETING SCHEDULE**

Haffner reviewed the proposed 2024 BLEDA meeting schedule and asked the BLEDA to review and formally adopt.

Commissioner Noding motioned to approve the proposed 2024 BLEDA meeting schedule. Seconded by Commissioner Dickinson, unanimous ayes, motion carried.

## **6D. BLEDA STRATEGIC PLAN**

Haffner reviewed the 2021-2023 Strategic Plan and asked the BLEDA to discuss and recommend revisions as needed. Haffner shared that she would revise the date to include the next three years. Geroux asked if there have been any recommendations by the BLEDA Strategic Plan subcommittee. Haffner stated that the subcommittee met recently and their proposed changes have already been brought forward and approved by the BLEDA. Dickinson asked about the property on Fern and Martin. Wegeleben stated that it is a small piece of property near the dental clinic. Dickinson stated that it is an unbuildable piece of land.

## **6E. BLEDA BUDGET AND LIST OF CLAIMS**

Noding asked if Pizza Factory is interested in moving into the Jerky Shop location. Haffner stated that those conversations have continued and there is some interest in moving locations.

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

## **6F. COMMUNITY DEVELOPMENT DEPARTMENT UPDATE**

Scott reviewed the status of various projects regarding Recreation and Communication. Noding asked about the winter market being full with a waitlist. Scott stated that due to the limited space with the hallway being closed at City Hall, staff has had to reduce the number of vendors at each market causing a couple of returning vendors and all new vendors to end up on a waitlist. She did state that the Food Shelf is going to allow the market to use their space for pictures with Santa in December, which was a highly successful event that doubled customer attendance last year.

Dickinson asked if Goldenrod Glen is owned by Aeon. Haffner confirmed that it is and that they have been approved for a building permit. Noding asked if the Beautiful You Dermatology property owners are renting portions of their building. Haffner confirmed that they will have space for other clinicians to rent.

Dickinson stated that there generally are only windows on the front of Dollar Generals and he asked if anything can be done about that. Noding stated that they also tend to not include much for landscaping on their properties in other communities. She stated that because of the property location it would be nice to have landscaping that softens the building. Geroux asked if landscaping will increase the tax base or property value. Dickinson stated that due to the prominent location, it is important to set a standard for how the property landscapes.

## **7. OTHER**

Knier asked about the Joint BLEDA/Council meeting. Haffner confirmed that it will take place on Wednesday, October 11, 2023. Knier stated that there may be some pushback from City Council at the meeting. Noding stated that some people were frustrated that the Parks Committee isn't moving faster on projects. Knier stated that he attended the last Parks meeting and the meeting went well and they are moving forward.

## **8. ADJOURN**

Commissioner Knier motioned to adjourn the meeting at 6:15 p.m. Seconded by Commissioner Dickinson, unanimous ayes, meeting adjourned.