

**SPECIAL MEETING OF THE
DULUTH ECONOMIC DEVELOPMENT AUTHORITY
Wednesday, November 16, 2011 - 5:15 p.m.
Room 303, City Hall**

MINUTES

- Call To Order:** The November 16, 2011, special meeting of DEDA was called to order by President Heino at 5:15 p.m.
- Present:** Nancy Aronson Norr, Tony Cuneo, Todd Fedora, John Heino, Don Monaco, Christine Townsend
- Absent Excused:** Jeff Anderson
- Others Present:** Bob Asleson, Nathan Bentley, Joan Christensen, Mike Creger, Brian W. Hanson, Adam Jagunich, Bronwyn Lipinski, Mark McShane, Rick Minotte, Daryl Peterson, Kevin Scharnberg, Jeremy Scott, Myron Stevenson, Heidi Timm-Bijold

APPROVAL OF MINUTES: October 26, 2011. Accept as written. Vote: Unanimous (6-0)

PUBLIC MEETINGS

1. FY 2012 EPA BROWNFIELD CLEANUP GRANT APPLICATION FOR BAYFRONT/LOT D: PROJECT DESCRIPTION AND OPPORTUNITY FOR PUBLIC COMMENT

Timm-Bijold explained that DEDA is applying for an EPA cleanup grant for Bayfront Lot D, and there is a two week opportunity for public comment as well as the Analysis of Brownfield Cleanup Alternative. Both documents are available in City Hall Room 402 for review.

No public comment.

PUBLIC HEARINGS

1. RESOLUTION 11D-54: RESOLUTION AUTHORIZING LAND SALE AGREEMENT WITH IRVING SCHOOL LLC FOR CERTAIN PROPERTY IN SPIRIT VALLEY

No public comment

RESOLUTIONS FOR APPROVAL

NEW BUSINESS

1. **RESOLUTION 11D-52: RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN PROPERTY FROM THE CITY OF DULUTH FOR THE IRVING SCHOOL DEVELOPMENT**

Staff: McShane gave brief summary of first three resolutions, facilitating the transfer of City and State property to Irving School, LLC at no cost to DEDA.

Discussion:

Vote to Approve Resolution 11D-52: Passed (5-0-1) Norr abstained.

2. **RESOLUTION 11D-53: RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN PROPERTY FROM MNDOT FOR THE IRVING SCHOOL DEVELOPMENT**

Staff:

Discussion:

Vote to Approve Resolution 11D-53: Passed (5-0-1) Norr abstained.

3. **RESOLUTION 11D-54: RESOLUTION AUTHORIZING LAND SALE AGREEMENT WITH IRVING SCHOOL LLC FOR CERTAIN PROPERTY IN SPIRIT VALLEY**

Staff:

Discussion:

Vote to Approve Resolution 11D-54: Passed (5-0-1) Norr abstained.

4. **RESOLUTION 11D-55: RESOLUTION AUTHORIZING AN AGREEMENT WITH BENTLEYVILLE TOUR OF LIGHTS, INC. FOR THE OPERATION AND MANAGEMENT OF PARKING IN DEDA LOTS B AND C DURING THE 2011 AND 2012 BENTLEYVILLE HOLIDAY LIGHTING DISPLAY**

Staff: Hanson explained that he recently learned that this parking agreement with Bentleyville will have the unintended consequence for the community group, Volunteers Caring and Patrolling (VCAP), of losing out on funds they had earned in prior years from Secret Service for assisting with parking during Bentleyville. Hanson said he will work with staff to help VCAP with some fundraising ideas, but continues to recommend this

agreement with Bentleyville to the DEDA Board.

Discussion: Rick Minotte from the Lincoln Park Group/VCAP said that without the arrangement to park cars at Bentleyville, VCAP will lose \$6500 used for the Lincoln Park ice rink and insurance costs. Myron Stevenson, a Bentleyville volunteer, explained that Bentleyville would prefer to handle the money internally, and they do have the staff to handle this job. Stevenson proposed that Bentleyville will voluntarily contribute \$6,500 to VCAP.

Norr moved to amend the agreement to reflect that gross revenues over \$70,000 would be split 40/60 DEDA/Bentleyville. Seconded by Monaco.

Vote to Approve Resolution 11D-55 as amended: Passed Unanimously (6-0)

5. RESOLUTION 11D-56: RESOLUTION AUTHORIZING A DREDGE MATERIALS AGREEMENT WITH THE DULUTH SEAWAY PORT AUTHORITY

Staff: Timm-Bijold summarized the next three resolutions as supporting DEDA's ongoing redevelopment and reuse of Atlas.

Discussion:

Vote to Approve Resolution 11D-56: Passed Unanimously (6-0)

6. RESOLUTION 11D-57: RESOLUTION AUTHORIZING A LICENSE AGREEMENT WITH MINNESOTA LAND TRUST FOR THE STORAGE OF WOOD AT THE ATLAS SITE

Staff:

Discussion:

Vote to Approve Resolution 11D-57: Passed Unanimously (6-0)

7. RESOLUTION 11D-58: RESOLUTION AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH BARR ENGINEERING COMPANY FOR MANAGEMENT OF ENVIRONMENTAL CLEANUP AT THE ATLAS INDUSTRIAL PARK SITE

Staff:

Discussion:

Vote to Approve Resolution 11D-58: Passed Unanimously (6-0)

8. RESOLUTION 11D-59: RESOLUTION ADOPTING THE 2012 DEDA BUDGETS

Staff: Hanson summarized the budget, indicating increases are budgeted in Operating Funds based on parking revenues and potential land sales.

Discussion: Fedora asked about the \$365,000 administration fee to City, and if it is known how much staff time is really spent on DEDA issues. Scharnberg replied that there is a cost allocation study currently happening within the City. Monaco asked if there are any other DEDA assets or land that DEDA could make better use of. Hanson replied that staff continually assess our asset utilization. Hanson also indicated there is a land study currently being done, and in 2012, Facilities Management will be looking at all City facilities. This may result in opportunities for strategic land swaps with the City. Monaco added that every year we should be looking at a rolling 3-5 year plan of where DEDA is heading.

Vote to Approve Resolution 11D-59: Passed Unanimously (6-0)

Hanson announced that all Commissioners are in favor of moving the December DEDA meeting to the 14th.

ADJOURNMENT: President Heino adjourned the November 16th, 2011 meeting of the DEDA at 6:27 p.m.

Respectfully submitted,



Brian W. Hanson
Executive Director

bel