

**MEETING OF THE  
DULUTH ECONOMIC DEVELOPMENT AUTHORITY  
Wednesday, May 22, 2013 - 5:15 p.m.  
Room 303, City Hall**

**MINUTES**

**Call To Order:** The May 22, 2013, meeting of DEDA was called to order by President Monaco at 5:15 p.m.

**Present:** Nancy Aronson Norr, Jay Fosle, Dan Hartman, John Heino, Emily Larson, Don Monaco, Christine Townsend

**Others Present:** Bob Asleson, Ron Brochu, Joan Christensen, Christopher Eng, Zack Filipovich, Aaron Hansen, Bronwyn Lipinski, Chris Maddy, Ellen Pemrick, John Rhodes, Kevin Scharnberg, Heidi Timm-Bijold

**PUBLIC HEARINGS**

1. **RESOLUTION 13D-15: RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN PROPERTY FROM THE STATE OF MINNESOTA AND AUTHORIZING THE SALE OF SAID PROPERTY TO INTER CITY OIL CO., INC.**

No public comment.

**APPROVAL OF MINUTES:** April 24, 2013. Accept as written. Vote unanimous Heino/Larson (7-0)

**RESOLUTIONS FOR APPROVAL**

**NEW BUSINESS**

1. **RESOLUTION 13D-15: RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN PROPERTY FROM THE STATE OF MINNESOTA AND AUTHORIZING THE SALE OF SAID PROPERTY TO INTER CITY OIL CO., INC.**

**Staff:** Eng explained that the property that DEDA will acquire from MnDOT is a very small piece of land that will help ICO assemble land for a new retail and commercial development.

**Discussion:** Hansen said that ICO is developing the land for a third party, and hopes to begin as soon as possible. Monaco asked about the blank line on the resolution for the amount of days for ICO to execute the land sale agreement. Christensen advised that it should read 30 days, and Hansen agreed. Fosle asked if there will be zoning changes and if the current ICO building will be removed. Hansen replied that there will

be no zoning changes and the current ICO will be removed and a new building built.

**Vote to Approve Resolution 13D-15:** Passed Unanimously Norr/Heino (7-0)

**2. RESOLUTION 13D-16: RESOLUTION AMENDING AND APPROVING THE 2013 DEDA BUDGETS**

**Staff:** Scharnberg reported that there are few changes in this amendment and gave a brief overview of them.

**Discussion:** Scharnberg and Eng answered any questions from the Commissioners about these changes.

**Vote to Approve Resolution 13D-16:** Passed Unanimously Townsend/Hartman (7-0)

**3. RESOLUTION 13D-17: RESOLUTION AUTHORIZING A THIRD AMENDMENT TO OPTION RENEWAL AND PRE-DEVELOPMENT AGREEMENT WITH PIER B HOLDING, LLC FOR THE PIER B PROPERTY IN BAYFRONT**

**Staff:** Timm-Bijold reported that Pier B has now received a term sheet for the financing of the project. The current agreement expires June 30, 2013, and they are asking for a 3 month extension.

**Discussion:** A discussion about connectivity took place.

**Vote to Approve Resolution 13D-17:** Passed Unanimously Larson/Hartman (7-0)

**4. RESOLUTION 13D-18: RESOLUTION AUTHORIZING AN AMENDMENT TO THE LICENSE AGREEMENT WITH BENTLEYVILLE TOUR OF LIGHTS FOR STORAGE OF A TREE ON DEDA LOT D**

**Staff:** Eng explained the request from Nathan Bentley to store pallets of sand under their tree on Lot D.

**Discussion:**

**Vote to Approve Resolution 13D-18:** Passed Unanimously Fosle/Townsend (7-0)

**5. RESOLUTION 13D-19: RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH RAMSEY IV, LLC PERTAINING TO THE RAMSEY NEIGHBORHOOD HOUSING DEVELOPMENT**

**Staff:** Eng said that the Ramsay project has encountered some possible contamination issues onsite, and they need time to do more testing.

**Discussion:** Timm-Bijold explained that the MPCA is reviewing the neighborhood for

petroleum issues and will share their results with Mr. Talle's consulting firm. They will know more at end of this month.

**Vote to Approve Resolution 13D-19:** Passed Unanimously Fosle/Aronson Norr (7-0)

*Fosle leaves at 5:55.*

## **DISCUSSION**

### **1. ECONOMIC DEVELOPMENT STRATEGIC PLAN**

Rhodes, Pemrick and Maddy gave a presentation to touch on the main points of the Economic Development Strategic plan that he and his team have put together. Discussion occurred throughout the presentation.

*Larson leaves at 6:37. Townsend leaves at 7:05.*


Monaco remarked that it is important how we turn this plan into action to start seeing tangible results, including defining resources, leadership, objectives, and next steps.

### **2. DIRECTOR'S REPORT**

- A) The NorShor Theatre bond funding did not come through, but the project will keep moving forward.
- B) There will be no June meeting because of a lack of quorum.
- C) This is Christine Townsend's last meeting as her term ends this month. A certificate of appreciation will be given to her at a later date. It is expected that a new commissioner will be chosen before the July DEDA meeting.

**ADJOURNMENT:** President Monaco adjourned the May 22, 2013 meeting of the DEDA at 7:20 p.m.

Respectfully submitted,

  
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Christopher T. Eng  
Executive Director

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