

**SPECIAL MEETING OF THE  
DULUTH ECONOMIC DEVELOPMENT AUTHORITY  
Wednesday, June 26 - 5:15 p.m.  
LARGE CONFERENCE ROOM, FOURTH FLOOR CITY HALL**

**MINUTES**

**Call To Order:** The June 26, 2017 meeting of DEDA was called to order by President McShane at 5:15 p.m.

**Present:** Nancy Aronson Norr, Matt Cartier, Elissa Hansen, Zack Filipovich, Tim McShane

**Others Present:** Josh MacInnes, Ingrid Hornibrook, Bob Asleson, Joan Christensen, Wade Leblanc, Michael Orman, Heather Rand

**Absent:** Barb Russ, Craig Chilcote

**ROLL CALL**

**PUBLIC TO ADDRESS THE COMMISSION**

**PUBLIC HEARINGS**

1. **RESOLUTION 17D-15: RESOLUTION AMENDING RESOLUTION 17D-04 DELETING A CERTAIN PARCEL OF PROPERTY TO BE ACQUIRED BY DEDA FROM THE STATE OF MINNESOTA AND AUTHORIZING AN AMENDMENT TO DEDA CONTRACT NO. 17 860 843 RELATED TO THE SALE OF SAID PROPERTY TO LOTUS REALTY SERVICES, INC**

Public Hearing not held.

2. **RESOLUTION 17D-16: RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN TAX-FORFEITED PROPERTY FROM THE STATE OF MINNESOTA THROUGH ST. LOUIS COUNTY AND AUTHORIZING THE SALE OF SAID PROPERTY TO LAUNCH PROPERTIES LLC**

Public Hearing not held.

**APPROVAL OF MINUTES:** **Vote to approve the April 26, 2017 & May 24, 2017 minutes:** Unanimous Norr/Filipovich (5-0)

**APPROVAL OF CASH TRANSACTIONS – May 01, 2017 – May 31, 2017**

**Vote to approve cash transactions:** Unanimous Filipovich/Cartier (5-0)

## NEW BUSINESS

### RESOLUTIONS FOR APPROVAL

1. **RESOLUTION 17D-15: RESOLUTION AUTHORIZING AN AMENDMENT TO DEDA CONTRACT NO. 17 860 843 RELATED TO THE SALE OF SAID PROPERTY TO LOTUS REALTY SERVICES, INC**

**Staff:** The developer decided to keep all three parcels so only dates needed to be changed in the original agreement. No public hearing notice necessary.

**Discussion:** McShane invited the public to comment on Resolution 17D-15. LeBlanc spoke in opposition giving the reasons that the original contract is null and void because payment was not deposited on the deadline date listed in the agreement, his concerns about the loss of jobs and other businesses shuttering, Kwik Trip not providing the return on investment promised at other stores, the land being sold lower than commercial land rates, and unfair development. Orman spoke in opposition as his opinion is that this transaction doesn't provide an opportunity for anyone else to benefit and feels DEDA is assisting the developer. Rand responded that since the payment was received on the deadline listed in the agreement, the agreement is not null and void, and that a professional appraisal was conducted on the land under the supervision of County staff.

**Motion Removing Language calling for Deletion of a Parcel:** Passed Unanimously (Filipovich/Hansen 5/0)

**Vote to Approve Resolution 17D-15:** Passed Unanimously (Filipovich/Aronson Norr 5-0)

2. **RESOLUTION 17D-16: RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN TAX-FORFEITED PROPERTY FROM THE STATE OF MINNESOTA THROUGH ST. LOUIS COUNTY AND AUTHORIZING THE SALE OF SAID PROPERTY TO LAUNCH PROPERTIES LLC**

Pulled as the developer is not ready to move forward at this time.

**Staff:**

**Discussion:**

**Vote to Remove Resolution 17D-16:** (Hansen/Filipovich 5-0)

3. **RESOLUTION 17D-17: RESOLUTION ACCEPTING 2016 DEDA FINANCIAL AUDIT BY STATE AUDITOR**

**Staff:** Rand explained that this annually occurring audit and resolution signifies the acceptance of the audit.

**Discussion:**

**Vote to Approve Resolution 17D-17:** Passed Unanimously (Filipovich/Norr 5-0)

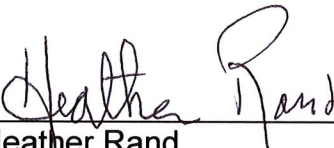
**DISCUSSION**

**DIRECTOR'S REPORT**

Rand gave an update on DEDA properties staff continues to market for redevelopment.

**ADJOURNMENT:** President McShane adjourned the June 26, 2017 meeting of the DEDA at 5:45 p.m.

Respectfully submitted

  
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Heather Rand  
Executive Director

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