

**MEETING OF THE
DULUTH ECONOMIC DEVELOPMENT AUTHORITY
Wednesday, September 25, 2019 - 5:15 p.m.
COUNCIL CHAMBERS, THIRD FLOOR CITY HALL**

MINUTES

- Call To Order:** The September 25, 2019 meeting of DEDA was called to order by President McShane at 5:15 p.m.
- Present:** Nancy Aronson Norr, Zack Filipovich, Noah Hobbs, Tim McShane, Barb Russ
- Others Present:** Bob Asleson, Amanda Anderson, Joan Christensen, Lori Davey, Daniel Fanning, Brian Forcier, Adam Fulton, Jason Hale, Don Monaco, Rob Robinson, Chad Ronchetti, Shawn Wellnitz
- Absent:** Matt Cartier, Craig Chilcote

PUBLIC TO ADDRESS THE COMMISSION

PUBLIC HEARINGS

1. **RESOLUTION 19D-29: RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN PROPERTY FROM THE STATE OF MINNESOTA AND FURTHER AUTHORIZING A DEVELOPMENT AGREEMENT WITH LSC FLATS, LLC PROVIDING FOR THE SALE OF SAID STATE PROPERTY AND CERTAIN PROPERTY OWNED BY THE DULUTH ECONOMIC DEVELOPMENT AUTHORITY ALL RELATED TO CONSTRUCTION OF STUDENT HOUSING NEAR LAKE SUPERIOR COLLEGE**

This resolution authorizes the purchase of property adjacent to LSC College campus by LSC Flats, LLC.

No public comments.

APPROVAL OF MINUTES: July 10, 2019 Special Meeting Minutes

Vote to approve the January 23, 2019 meeting minutes: Unanimous Filipovich/ Norr (5-0)

APPROVAL OF CASH TRANSACTIONS – July 1, 2019 to August 31, 2019

Adam Fulton noted that the sale of the Temple Opera has closed since the last DEDA meeting.

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

NEW BUSINESS

RESOLUTIONS FOR APPROVAL

- RESOLUTION 19D-29: RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN PROPERTY FROM THE STATE OF MINNESOTA AND FURTHER AUTHORIZING A DEVELOPMENT AGREEMENT WITH LSC FLATS, LLC PROVIDING FOR THE SALE OF SAID STATE PROPERTY AND CERTAIN PROPERTY OWNED BY THE DULUTH ECONOMIC DEVELOPMENT AUTHORITY ALL RELATED TO CONSTRUCTION OF STUDENT HOUSING NEAR LAKE SUPERIOR COLLEGE**

Staff: Jason Hale provided an overview of this project. This past year DEDA approved a land swap with the City of Duluth for property at Bayfront and the receipt for DEDA was this land near Lake Superior College. The state and Lake Superior College will provide an easement to utilities along Lake Superior College Drive.

Discussion: None

Vote to Approve Resolution 19D-29: Passed Unanimously. Filipovich/Hobbs (5-0)

- RESOLUTION 19D-28: RESOLUTION AUTHORIZING ACQUISITION OF CERTAIN TAX FORFEITED REAL PROPERTY FROM THE STATE OF MINNESOTA THROUGH ST. LOUIS COUNTY RELATED TO THE REBUILD DULUTH PROGRAM**

Staff: Adam Fulton stated this is a request to acquire four tax-forfeited parcels from St. Louis County for the Rebuild Duluth Program. The four lots will be DEDA owned and paired with properties that are owned by the City of Duluth and the HRA.

Discussion: Commissioner Norr asked if the intent is to work with realtors to list these properties. Adam Fulton explained this initiative would be widely broadcast in the media and other outlets. President McShane asked if the properties would be owner occupied or investment properties. Fulton explained that the intent of these properties would be to have them be owner occupied.

Vote to Approve Resolution 19D-28: Passed Unanimously. Filipovich/Russ (5-0)

4. **RESOLUTION 19D-30: RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH NORTHSTAR DEVELOPMENT INTERESTS, LLC RELATED TO THE VOYAGEUR LAKEWALK INN REDEVELOPMENT**

Staff: Adam Fulton explained this request is an extension to approved agreement to this project. Jason Hale explained the need for the extension, which is in the statement of purpose for the resolution.

Discussion: No discussion.

Vote to Approve Resolution 19D-30: Passed Unanimously. Filipovich/Norr (5-0)

DISCUSSION


5. **Shawn Wellnitz-** Gave a presentation.
6. **DEDA/AAR Workforce Partnership Initiative** Chad Ronchetti(Reviewed handout)
7. **Don Monaco-Military Hangar Complex presentation** (Reviewed a handout)

DIRECTOR'S REPORT

8. **Update regarding CSS request for tax forfeit land**
Adam Fulton handed out a map—the area of interest is just west of the St. Scholastica campus. The college is considering acquiring these tax-forfeited lands “at cost” for a future campus expansion. There was discussion around reserving land for different trails and what the topography is like.
9. **2020 Proposed Budget**
Adam Fulton explained the budget would be coming before the DEDA board during the October meeting. There are talks about a possible skywalk connection, which could provide a new connection to the Hart District parking ramp. A levy was not included in the anticipated 2020 budget.
10. **Property Matters**
There are two parcels MNDot is seeking to acquire. These are not developable properties. 5907 Grand Ave-DEDA acquired a few years ago.
11. **Decker Dwellings**
Creation of a new TIF district. One roof community housing development. Positive indications from MHFA. There may be a gap.

ADJOURNMENT: President McShane adjourned the March 27, 2019 meeting of the DEDA at 6:25 p.m.

Respectfully submitted,



Adam Fulton
Interim Executive Director

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