

**REGULAR MEETING OF THE
DULUTH ECONOMIC DEVELOPMENT AUTHORITY
WEDNESDAY, AUGUST 23, 2023 – 5:15 P.M.
COUNCIL CHAMBERS-CITY HALL
MINUTES**

Present: Arik Forsman, Ellie Just, ChaQuana McEntyre, Connor Randall, Roz Randorf

Absent: Matt Cartier, Terese Tomanek

Others Present: Amanda Anderson, Adam Fulton, Jean Coleman, Ali Bilden Camps (Northspan)

CALL TO ORDER: The August 23, 2023 regular meeting of DEDA was called to order by President McEntyre at 5:15 p.m.

Presentation from Ali Bilden Camps at Northspan regarding the NORTHFORCE program.

Director Fulton made note that DEDA will be supporting NORTHFORCE in the amount of \$25,000 this year.

PUBLIC TO ADDRESS THE COMMISSION

No Comments.

PUBLIC HEARINGS

RESOLUTION 23D-34: RESOLUTION APPROVING AN AMENDED AND RESTATED LAND SALE AGREEMENT WITH CENTER CITY HOUSING CORPORATION FOR THE WADENA WEST PROJECT

No public comments.

RESOLUTION 23D-35: RESOLUTION RESCINDING RESOLUTION 22D-55 AND FURTHER AUTHORIZING CONVEYANCE OF LAND IN LINCOLN PARK FOR \$1.00

No public comments.

APPROVAL OF MEETING MINUTES

JUNE 28, 2023 MEETING MINUTES

No comments.

Vote to approve June 28, 2023 Meeting Minutes: (Randorf/Just) Vote: Passed (5-0)

APPROVAL OF CASH TRANSACTIONS

JULY 1, 2023 TO JULY 30, 2023

Vote to approve cash transactions-July 1, 2023 to July 30, 2023: (Forsman/Randorf) Vote: Passed (5-0)

NEW BUSINESS

RESOLUTIONS FOR APPROVAL

RESOLUTION 23D-34: RESOLUTION APPROVING AN AMENDED AND RESTATED LAND SALE AGREEMENT WITH CENTER CITY HOUSING CORPORATION FOR THE WADENA WEST PROJECT

Director Fulton added this is the sale of property just east of the Holiday gas station at the intersection of Grand and Central Avenues in Duluth. This is an amendment to an existing agreement. As a reminder, this transaction is selling property at a purchase price of \$125,000. There will be 60 new affordable housing units in this location and the project does have some American Rescue Plan funds in it at about \$1.7 million. The bulk of the financing for the development is coming from the MN Housing Finance Agency. The site has been complicated to develop and has some utilities and infrastructure that has been under evaluation by Center City Housing. They may not proceed with the project until next Spring.

Vote to approve resolution 23D-34: (Randorf/Just) Vote: Passed (5-0)

RESOLUTION 23D-35: RESOLUTION RESCINDING RESOLUTION 22D-55 AND FURTHER AUTHORIZING CONVEYANCE OF LAND IN LINCOLN PARK FOR \$1.00

This resolution is related to a tiny piece of property just across from Clyde on the southside of Michigan. This is land DEDA does not wish to own. The intended use for this property will be parking. There is a large amount of concrete on this site that will be assumed by the ownership entity at Clyde. This resolution is back before the board because there was an error in the legal description.

Commissioner Forsman noted the date was off on the old resolution. The year was 2022 for the initial resolution.

Vote to approve resolution 23D-35: (Randorf/Randall) Vote: Passed (5-0)

RESOLUTION 23D-36: RESOLUTION AUTHORIZING THE GRANT OF A UTILITY AND DRAINAGE EASEMENT TO THE CITY OF DULUTH OVER PROPERTY AT THE ATLAS INDUSTRIAL PARK

This resolution is related to Project Cardinal which is located at the Atlas Industrial Park. This was a cement factory so there are some materials on the site that still influence the pH of the water so staff thinks a lot about how water flows in and around the site which is something the folks acquiring the site and staff are tracking very closely.

Vote to approve resolution 23D-36: (Forsman/Randorf) Vote: Passed (5-0).

RESOLUTION 23D-37: RESOLUTION SCHEDULING A PUBLIC HEARING ON FINANCING PROJECTS FOR BENEDICTINE HEALTH SYSTEM BY THE ISSUANCE OF CONDUIT FINANCING REVENUE OBLIGATIONS

The Fryberger firm will be at the next meeting to hold the public hearing and provide additional details about the proposed bond issuance. It is estimated to be about \$10 million. Jean Coleman has done a bulk of the correspondence with the Fryberger firm. Benedictine Systems is not investing in Duluth at this time, but would be investing in other facilities located in Hastings, Winona, and New Brighton. This resolution solely calls the public hearing in a very official way.

Vote to approve resolution 23D-37: (Randorf/Just) Vote: Passed (5-0).

DISCUSSION

Director Fulton noted that Chad Ronchetti was hired as the Director of Planning & Economic Development for the City and will with board approval, assume the role as the Executive Director of the Duluth Economic Development Authority.

9. ADJOURN: President McEntyre adjourned the August 23, 2023 meeting of DEDA at 5:39 p.m.

Respectfully submitted,

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Chad Ronchetti- Executive Director