

**SPECIAL MEETING OF THE  
DULUTH ECONOMIC DEVELOPMENT AUTHORITY  
Monday, March 23, 2015 - 12:00 p.m.  
COUNCIL CHAMBERS, THIRD FLOOR CITY HALL**

**MINUTES**

- Call To Order:** The March 23, 2015 Special meeting of DEDA was called to order by President Norr at 12:00 p.m.
- Present:** Nancy Aronson Norr, John Heino, Linda Krug, Emily Larson, Tim McShane, Don Monaco
- Excused:** Jay Fosle
- Others Present:** Bob Asleson, Joan Christensen, Christopher Eng, Bill King, Bronwyn Lipinski, Tom Lund, Steve Overom, John Ramos, Kevin Scharnberg, Sonda Strom-Larson

**PUBLIC HEARINGS**

- 1. PUBLIC HEARING RELATED TO THE CONVEYANCE OF CERTAIN PROPERTY TO LIFT BRIDGE PARTNERS LLC**

No public comment.

**APPROVAL OF MINUTES:** February 24, 2015. Accept as written. Vote: Unanimous Krug/McShane (6-0)

**RESOLUTIONS FOR APPROVAL**

**NEW BUSINESS**

- 1. RESOLUTION 15D-07: RESOLUTION ADOPTING A MODIFICATION TO THE DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 17; ADOPTING THE MODIFICATIONS TO THE TAX INCREMENT FINANCING PLANS FOR TAX INCREMENT FINANCING DISTRICT NOS. 15, 19, 21, 22, 24, 25, 26, AND 27; AND ESTABLISHING TAX INCREMENT FINANCING DISTRICT NO. 28 AND ADOPTING A TAX INCREMENT FINANCING PLAN THEREFOR**

**Staff:** Eng explained that this resolution will modify the project area so that new districts can be created upon approval, and also establishes the redevelopment TIF District No. 28, as part of the 21<sup>st</sup> Avenue East and London Road project.

**Vote to Approve Resolution 15D-07:** Passed Unanimously Larson/Monaco (6-0)

2. **RESOLUTION 15D-08: RESOLUTION AUTHORIZING THE ACQUISITION OF CERTAIN PROPERTY FROM THE STATE OF MINNESOTA (MNDOT) AND APPROVING A DEVELOPMENT AGREEMENT WITH LIFT BRIDGE PARTNERS LLC WHICH, IN PART, PROVIDES FOR THE SALE OF THE MNDOT PROPERTY TO DEVELOPER ALL RELATED TO THE MIXED USE DEVELOPER AT 21<sup>ST</sup> AVENUE EAST AND LONDON ROAD**

**Staff:** Eng explained that this resolution allows DEDA to accept the property from MnDOT and then re-convey it to the developer for the 21<sup>st</sup> Avenue East and London Road project. The development agreement is also included. This will also go to the City Council tonight for final approval.

**Discussion:** Lund gave a brief description of the project. Norr asked if the maximum eligible expenses are the same as what is approved in the development agreement. Eng explained that there was \$5.8 M in eligible improvements, but after the “but for” test, only \$2.8 can be used as eligible expenses.

**Vote to Approve Resolution 15D-08:** Passed Unanimously Heino/Krug (6-0)

3. **RESOLUTION 15D-09: RESOLUTION AUTHORIZING AN AMENDMENT TO THE LAND SALE AGREEMENT WITH IMPERIAL DEVELOPMENT COMPANY, LLC**

**Staff:** Eng said that the developer of this Dollar General store in Gary New Duluth ran out of time for a wetlands delineation study last year, so this amendment extends the deadline to September 1<sup>st</sup> of this year.

**Vote to Approve Resolution 15D-09:** Passed Unanimously McShane/Monaco (6-0)

4. **RESOLUTION 15D-10: RESOLUTION COMMITTING TO INDEMNIFY DEPARTMENT OF DEFENSE IN CONNECTION WITH INNOVATIVE READINESS TRAINING PROJECT ON ATLAS CEMENT SITE**

**Staff:** Lovely said that the U.S. Army Reserve Unit will dig storm ponds to address the storm water problem at the Atlas site during their summer training exercises.

**Vote to Approve Resolution 15D-10:** Passed Unanimously Heino/Krug (6-0)

5. **RESOLUTION 15D-11: RESOLUTION ACCEPTING AN UNCONDITIONAL GRANT FROM THE SPEDCO ECONOMIC DEVELOPMENT FOUNDATION**

**Staff:** Timm-Bijold explained that this grant from Spedco comes through their “Give it Forward” program that provides donations to local economic development organizations. Republic Bank recommended DEDA after working with the organization.

**Discussion:** Monaco asked if there are other organizations that give money to economic organizations that we should solicit. Timm-Bijold and Eng have not heard of others like this that is not project specific.

**Vote to Approve Resolution 15D-11:** Passed Unanimously Monaco/Krug (6-0)

6. **RESOLUTION 15D-12: RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT ESTOPPEL AND AGREEMENT AND A GROUND LEASE ESTOPPEL AND AGREEMENT RELATED TO CIRRUS DESIGN CORPORATION**

**Discussion:** King said that this agreement is like a certificate of good standing for Cirrus with the bank.

**Vote to Approve Resolution 15D-12:** Passed Larson/Heino (5-0-1) McShane abstains

**ADJOURNMENT:** President Norr adjourned the March 23, 2015 Special meeting of the DEDA at 12:34 p.m.

Respectfully submitted,



\_\_\_\_\_  
Christopher T. Eng  
Executive Director

bel