

**MEETING OF THE  
DULUTH ECONOMIC DEVELOPMENT AUTHORITY  
Wednesday, April 27, 2011 - 5:15 p.m.  
Room 303, City Hall**

**MINUTES**

**Call To Order:** The April 27, 2011, meeting of DEDA was called to order by President Heino at 5:16 p.m.

**Present:** Jeff Anderson, Nancy Aronson Norr, Tony Cuneo (5:21 PM), Todd Fedora, John Heino, Don Monaco, Christine Townsend

**Others Present:** Bob Asleson, Bill Burns, Patricia Burns, Joan Christensen, Mitch Davis, Dave Dunning, Brian Hanson, Chris Hill, Will Hoeg, Adam Jagunich, Bronwyn Lipinski, Mark McShane, Gary Moline, Tim Nelson, Craig Olson, Dan Olson, Peter Passi, Jerry Peterson, Rod Raymond, Kevin Scharnberg, Heidi Timm-Bijold

**APPROVAL OF MINUTES:** March 23, 2011. Accept as written. Vote: Unanimous (6-0)

**PUBLIC HEARINGS**

1. **RESOLUTION 11D-20: RESOLUTION AUTHORIZING A BUILDING IN DULUTH 2011 CONDITIONAL GRANT AGREEMENT WITH CEDAR BAY NORTH, LLC IN AN AMOUNT NOT TO EXCEED \$350,000**

No Public Input

2. **RESOLUTION 11D-21: RESOLUTION AUTHORIZING A BUILDING IN DULUTH 2011 CONDITIONAL GRANT AGREEMENT WITH DULUTH MINERALS, LLC IN AN AMOUNT NOT TO EXCEED \$180,000**

No Public Input. *(Cuneo arrives at 5:21 PM).*

3. **RESOLUTION 11D-22: RESOLUTION AUTHORIZING A BUILDING IN DULUTH 2011 CONDITIONAL GRANT AGREEMENT WITH OLD CITY HALL, LLC IN AN AMOUNT NOT TO EXCEED \$350,000**

Several speakers stepped forward to discuss their views on the importance of this development and of City and DEDA wage and labor policies regarding Davis-Bacon, the payment of prevailing wages and Project Labor Agreements (PLAs). Speakers included representatives of the trades Craig Olson, Dave Olson, and Chris Hill, and representatives of the developers Rod Raymond and Jerry Peterson.

4. **RESOLUTION 11D-23: RESOLUTION AUTHORIZING A BUILDING IN DULUTH 2011 CONDITIONAL GRANT AGREEMENT WITH MILLER DWAN FOUNDATION AMBERWING, LLC IN AN AMOUNT NOT TO EXCEED \$350,000**

No Public Input

## RESOLUTIONS FOR APPROVAL

### NEW BUSINESS

1. **RESOLUTION 11D-20: RESOLUTION AUTHORIZING A BUILDING IN DULUTH 2011 CONDITIONAL GRANT AGREEMENT WITH CEDAR BAY NORTH, LLC IN AN AMOUNT NOT TO EXCEED \$350,000**

**Staff:** Hanson gave a brief summary of the BID 2011 projects and process.

**Discussion:** A vigorous conversation was held amongst Commissioners and staff regarding City and DEDA wage and labor policies. These policies are not consistent. All agreed that further review and discussion would occur in the ensuing months to clarify positions and address consistency, but to ensure that these projects could proceed on a timely basis they would not be tabled.

**Vote to Approve Resolution 11D-20:** Passed (6-0-1) Fedora abstained

2. **RESOLUTION 11D-21: RESOLUTION AUTHORIZING A BUILDING IN DULUTH 2011 CONDITIONAL GRANT AGREEMENT WITH DULUTH MINERALS, LLC IN AN AMOUNT NOT TO EXCEED \$180,000**

**Staff:**

**Discussion:**

**Vote to Approve Resolution 11D-21:** Passed Unanimously (7-0)

Fedora asked if Resolution 11D-23 could be heard before 11D-22. Heino agreed.

4. **RESOLUTION 11D-23: RESOLUTION AUTHORIZING A BUILDING IN DULUTH 2011 CONDITIONAL GRANT AGREEMENT WITH MILLER DWAN FOUNDATION AMBERWING, LLC IN AN AMOUNT NOT TO EXCEED \$350,000**

**Staff:**

**Discussion:**

**Vote to Approve Resolution 11D-23:** Passed (6-0-1) Monaco abstained

**3. RESOLUTION 11D-22: RESOLUTION AUTHORIZING A BUILDING IN DULUTH 2011 CONDITIONAL GRANT AGREEMENT WITH OLD CITY HALL, LLC IN AN AMOUNT NOT TO EXCEED \$350,000**

**Staff:**

**Discussion:** Fedora thanked Hanson for the Sources and Uses statements provided and asked because \$350,000 is listed in two columns, are there two grants? Hanson replied that there is only one grant, and it is the same figure; he was trying to reflect that the first amount results in tax credits that would flow into the second project/figure. Anderson encouraged commissioners to pass this resolution and let the Council review on May 9<sup>th</sup> because it is a good project and he hopes the developer and trades can come to an understanding before then. Hanson suggested getting the issue between Old City Hall and the trades resolved by May 5<sup>th</sup> for the agenda session. Heino said that we have identified inconsistencies between DEDA and City policies that cannot be resolved tonight, but will be addressed in the near future.

**Vote to Approve Resolution 11D-22:** Passed (6-0-1) Monaco abstains

**5. RESOLUTION 11D-24: RESOLUTION GRANTING THIRD EXTENSION OF TIME FOR THE DEVELOPMENT AGREEMENT WITH AMERICAN ENGINEERING AND TESTING**

**Staff:**

**Discussion:**

**Vote to Approve Resolution 11D-24:** Passed Unanimously (7-0)

**DISCUSSION**

*(Townsend exits at 6:56 PM).*


**1. NORSHOR/SKYWALK**

Hanson explained that three planning projects are underway; the skywalk routing, the NorShor renovation plan and the business plan. All three of these items will be on the May DEDA agenda. The skywalk is focused on the 3<sup>rd</sup> floor and a large open space in the NorShor Annex, a former parking lot space, then a little rearranging may have to happen in the Temple space because of inadequate hallways. A detailed plan and an estimate of probable cost will be brought to the May meeting. Fedora asked for any information on coordinating with SHPO to be addressed as well. Regarding the NorShor, SJA and Westlake Reed Leskosky will be here in May to discuss the renovation programming. Strategic Resources Group (SRG) has been hired by the Playhouse, after receiving a grant for business planning, and will present a business plan comparison of a one theatre project versus a two theatre project. This includes

plans with or without the balcony stage, and differences in what can be offered in the theatre, the costs, and historic issues. Cuneo asked if this will be a culmination of discussions with local artists, and if there will be two variations of design and business plans. Hanson replied yes to both questions. Heino asked for a brief overview of administration's thoughts on the long-term plan for the theatre to be included in the May meeting.

**ADJOURNMENT:** President Heino adjourned the April 27, 2011 meeting of the DEDA at 6:59 p.m.

Respectfully submitted,



Brian W. Hanson  
Executive Director

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