

**MEETING OF THE
DULUTH ECONOMIC DEVELOPMENT AUTHORITY
Wednesday, November 18, 2015 - 5:15 p.m.
COUNCIL CHAMBERS, THIRD FLOOR CITY HALL**

MINUTES

- Call To Order:** The November 18, 2015 meeting of DEDA was called to order by President Norr at 5:16 p.m.
- Present:** Nancy Aronson Norr, Craig Chilcote, Jay Fosle, Megan Haserodt, Linda Krug, Tim McShane
- Absent:** Emily Larson
- Others Present:** Bob Asleson, Ron Brochu, Joan Christensen, Jason Hale, Karen Hoover, Gail Levenson, Bronwyn Lipinski, David Montgomery, Heather Rand, Kevin Scharnberg

President Norr recognized Heather Rand and asked her to introduce herself as the new Director of Business & Economic Director, after City Council approval next week. She will start in this position on November 30, 2015.

PUBLIC HEARINGS

- 1. PUBLIC HEARING ON A) DEVELOPMENT AGREEMENT INVOLVING SALE OF PROPERTY FOR NORSHOR THEATRE PROJECT, AND B) GRANT OF EGRESS EASEMENT OVER TEMPLE OPERA PROPERTY RELATING TO NORSHOR THEATRE PROJECT**

No public comment.

APPROVAL OF MINUTES: October 28, 2015. Accept as written. Vote: Unanimous
McShane/Krug (6-0)

RESOLUTIONS FOR APPROVAL

NEW BUSINESS

- 1. RESOLUTION 15D-50: RESOLUTION AUTHORIZING A LEASE AGREEMENT WITH KAREN HOOVER FOR THE OPERATION OF A VENDING WAGON IN THE CANAL PARK LOT**

Staff: Hale explained that this resolution renews a long standing license agreement with Hoovies popcorn wagon with two minor changes; the lease is now a two year agreement, and if the County Assessor's office ever deems the wagon as person property, any resulting tax liability will be the responsibility of Hoovies popcorn wagon.

Discussion: McShane asked how the 10% fee that is paid to DEDA was determined.

Montgomery said part of it was compensation for the loss of revenue for two parking spaces in DEDA's parking lot. McShane asked if staff has looked at allowing other vendors on DEDA property. Montgomery said that staff would entertain other requests, but have none now. Chilcote asked how the lease will be handled if the owners sell their business. Hale said that the lease is assignable to a new owner, but must be approved by the DEDA Executive Director.

Vote to Approve Resolution 15D-50: Passed Unanimously McShane/Haserodt (6-0)

2. RESOLUTION 15D-51: RESOLUTION AUTHORIZING A FIRST AMENDMENT TO A LAND SALE AGREEMENT WITH WISCONSIN CENTRAL LTD. RELATED TO THE PROPERTY AT THE FORMER ATLAS CEMENT PLANT SITE

Staff: Hale explained that after walking the Atlas property with a contractor to decide where a fence will be built, per DEDA's requirement from the Land Sale Agreement with Wisconsin Central Ltd. (WCL), it was decided that a portion of the fence would be best placed on WCL property, in order to avoid a low, wet ditch area. WCL agreed, and WCL and DEDA will each own and maintain their respective portions of the fence.

Vote to Approve Resolution 15D-51: Passed Unanimously Haserodt /Krug (6-0)

3. RESOLUTION 15D-52: RESOLUTION ADOPTING THE 2016 DEDA BUDGETS

Staff: Montgomery and Scharnberg went over changes and updates for the 2016 budgets.

Discussion: Norr commented that it would be nice to be able to compare proposed budgets numbers with last year's numbers and actual numbers, and she would suggest the budget be shown on the big screens for the audience. Fosle asked if the City charges to plow and maintain DEDA parking lots. Scharnberg replied that Interstate does pay for these services and they are included in this budget. Norr asked if the Lot D number is a carryover from last year, and Scharnberg said that it was. Norr asked that these types of items have a footnote or a short description on future budgets. Haserodt noted that the TIF map lists a TIF District 26, but 26 was not listed in budget. Scharnberg said it was mislabeled in the budget; TIF 26 is Pier B. Norr noted that in the Capital Project Fund budget, both columns are labeled 2015. Montgomery said that the second column should be labeled 2016. Norr asked for a placeholder for new TIF districts even if there are no numbers to include. Chilcote asked about the end fund balance for 2015 not matching the starting fund balance for 2016 in the capital projects fund. Scharnberg will correct this. Norr asked if this resolution could be held for vote at the December 2nd Special DEDA meeting to correct all mistakes. Montgomery agreed. Fosle asked about the storefront loan funds being earmarked for the NorShor and if they are being marketed. Montgomery replied that the program is being marketed, but there has been no interest by business owners with current low interest rates. The storefront money is expected to be paid back into the fund by the NorShor project.

Krug made a motion to table this resolution until next meeting.

Vote to Table Resolution 15D-52: Passed Unanimously Krug/Haserodt (6-0)

4. **RESOLUTION 15D-53: RESOLUTION AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF DULUTH TO STORE PLANTING CONTAINERS ON DEDA LOT D**

Staff: Montgomery explained that the City would like to store some planting containers on DEDA property at no cost to the City. Alternative locations are being looked into for future years.

Vote to Approve Resolution 15D-53: Passed Unanimously Chilcote/Krug (6-0)

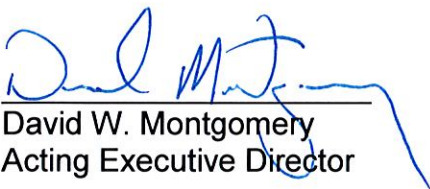
DISCUSSION

1. **DIRECTOR'S REPORT**

Montgomery said he has nothing further to report.

ADJOURNMENT: President Norr adjourned the November 18, 2015, meeting of the DEDA at 6:32 PM.

Respectfully submitted,



David W. Montgomery
Acting Executive Director

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