

**MEETING OF THE
DULUTH ECONOMIC DEVELOPMENT AUTHORITY
Wednesday, July 25, 2018 - 5:15 p.m.
COUNCIL CHAMBERS, THIRD FLOOR CITY HALL**

MINUTES

- Call To Order:** The July 25, 2018 meeting of DEDA was called to order by President McShane at 5:15 p.m.
- Present:** Craig Chilcote, Noah Hobbs, Zack Filipovich, Tim McShane
- Others Present:** Ingrid Hornibrook, Heather Rand, Joan Christensen, Bob Asleson, Keith Hamre
- Absent:** Nancy Aronson Norr, Matt Cartier, Barb Russ

PUBLIC TO ADDRESS THE COMMISSION

PUBLIC HEARINGS

1. **RESOLUTION 18D-26: RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN PROPERTY FROM THE STATE OF MINNESOTA AND AUTHORIZING THE SALE OF SAID PROPERTY TO MINNESOTA INDIAN PRIMARY RESIDENTIAL TREATMENT CENTER, INC**

No comments.

APPROVAL OF MINUTES: June 27, 2018 meeting

Vote to approve the June 27, 2018 meeting minutes: Unanimous Filipovich/Chilcote (4-0)

APPROVAL OF CASH TRANSACTIONS – May 1, 2018 – June 30, 2018

Rand noted some of the larger transactions and explained that they pertain to grant monies and explained how those transactions relate to current projects underway and parking lot revenues.

Vote to approve cash transactions: Unanimous Filipovich/Chilcote (4-0)

NEW BUSINESS

RESOLUTIONS FOR APPROVAL

1. **RESOLUTION 18D-26: RESOLUTION AUTHORIZING THE PURCHASE OF**

CERTAIN PROPERTY FROM THE STATE OF MINNESOTA AND AUTHORIZING THE SALE OF SAID PROPERTY TO MINNESOTA INDIAN PRIMARY RESIDENTIAL TREATMENT CENTER, INC

Staff: Rand explained that Minnesota Indian Primary Residential Treatment Center has interest in relocating the downtown Duluth Thunderbird & Wren House Residential Treatment Center to a more rural setting with room to grow. An adequate sized tax forfeit parcel in Morgan Park was identified. Staff recommend DEDA facilitate the development of this new \$3 million plus facility in Morgan Park by approving this pass through of this State/County tax forfeit parcels at developer cost of \$110,000 plus fees. Action will double the number of treatment beds available and increase jobs by almost double (18). DEDA is acting as a pass-through from the State of Minnesota to the County of St. Louis.

Discussion: Hobbs asked if the Thunderbird House provides round-the-clock care. Rand answered that the organization does provide that service.

Vote to Approve Resolution 18D-26: Passed Unanimously (Hobbs/Filipovich 4-0)

2. RESOLUTION 18D-27: RESOLUTION AUTHORIZING REMOVAL, PURCHASE AND INSTALLATION OF ENTRANCE DOORS FOR THE MRO BUILDING BY ST. GERMAIN'S GLASS CO. FOR AN AMOUNT NOT TO EXCEED \$44,000

Staff: Rand explained that DEDA owns the MRO building and this entry door replacement is necessary for the maintenance and energy efficiency of the building.

Discussion: Filipovich asked for an estimate on the lifespan of the replacement doors. Rand said the previous doors lasted thirty years.

Vote to Approve Resolution 18D-27: Passed Unanimously (Filipovich/Chilcote 4-0)

3. RESOLUTION 18D-28: RESOLUTION APPROVING, ON A PRELIMINARY BASIS, THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS FOR A PROJECT BY BOARD OF TRADE HISTORIC REDEVELOPMENT PROPERTIES, LLC AND AUTHORIZING SUBMISSION OF AN APPLICATION FOR ALLOCATION OF BONDING AUTHORITY TO THE STATE OF MINNESOTA

Staff: Rand explained this bond issuance resolution of intent would help to finance a new downtown mixed-use development in the historic Board of Trade building. Bonds will not be issued until the developer receives their Low Income Housing Tax credits from MN Housing finance agency.

Discussion:

Vote to Approve Resolution 18D-28: Passed Unanimously (Filipovich/Hobbs 4-0)

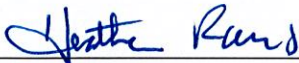
DISCUSSION

DIRECTOR'S REPORT

Rand updated commissioners on the potential issuance of conduit bonds for potential Essentia and St. Luke's medical district redevelopment. A request to support predevelopment of a US Customs & Border Patrol facility at Duluth's waterfront for a cruise ship terminal will be brought to commissioners for consideration in August. DEDA staff are working with a developer on a potential housing development by Lake Superior College. Staff continues to learn about Opportunity Zones as a new redevelopment tool that will enable private sector savings on capital gains.

ADJOURNMENT: President McShane adjourned the July 25, 2018 meeting of the DEDA at 5:40 p.m.

Respectfully submitted



Heather Rand
Executive Director
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