

**MEETING OF THE
DULUTH ECONOMIC DEVELOPMENT AUTHORITY
Wednesday, October 23, 2019 - 5:15 p.m.
COUNCIL CHAMBERS, THIRD FLOOR CITY HALL**

MINUTES

- Call To Order:** The October 23, 2019 meeting of DEDA was called to order by Acting President Chilcote at 5:15 p.m.
- Present:** Nancy Aronson Norr, Craig Chilcote, Zack Filipovich, Noah Hobbs, Barb Russ
- Others Present:** Bob Asleson, Amanda Anderson, Joan Christensen, Lori Davey, Adam Fulton, Chad Ronchetti, Jenn Reed Moses
- Absent:** Matt Cartier, Tim McShane

Motion to elect a President Pro-tem: Aronson Norr/Filipovich. Vote: Unanimous (5-0)

PUBLIC TO ADDRESS THE COMMISSION

No public comment.

PUBLIC HEARINGS

1. **RESOLUTION 19D-31:** RESOLUTION AUTHORIZING CONVEYANCE OF OLD RAILROAD PROPERTY IN LINCOLN PARK TO THE STATE OF MINNESOTA FOR \$179,500

Mr. Fulton identified the half-moon shaped parcel located behind the DTA bus garage. This property was acquired by DEDA as part of the Soo Line Railroad acquisition. MNDOT approached the City and DEDA about the acquisition as part of the Twin Ports Interchange project. The fair market value of this property is \$179,500.

No public comment.

2. **RESOLUTION 19D-33:** RESOLUTION AUTHORIZING AGREEMENT TO ACQUIRE CERTAIN TAX FORFEIT PROPERTY FROM THE STATE OF MINNESOTA THROUGH ST. LOUIS COUNTY AND TO CONVEY IT TO SMDC MEDICAL CENTER FOR THE REGIONAL EXCHANGE DISTRICT PROJECT

Mr. Fulton gave a brief report on this parcel that is located on First Street near Essentia,

just to the west of Fourth Street. Essentia and SMDC intend to acquire this as a tax forfeit pass through from DEDA. This parcel is intended to be incorporated into a parking structure on this block.

No public comments.

APPROVAL OF MINUTES: September 25, 2019 Meeting Minutes

Vote to approve the September 25, 2019 meeting minutes: Aronson Norr/Filipovich (5-0)
Unanimous.

APPROVAL OF CASH TRANSACTIONS – September 1, 2019—September 30, 2019

Mr. Fulton called attention to the Fund 866. There has been a lot of work out at AAR and it is all preceding as expected.

Vote to approve cash transactions: Unanimous Aronson Norr/Filipovich (5-0)

NEW BUSINESS

RESOLUTIONS FOR APPROVAL

- 3. RESOLUTION 19D-31:** RESOLUTION AUTHORIZING CONVEYANCE OF OLD RAILROAD PROPERTY IN LINCOLN PARK TO THE STATE OF MINNESOTA FOR \$179,500

Staff: No additional comments.

Discussion: none.

Vote to Approve Resolution 19D-31: Passed Unanimously. Filipovich/Hobbs (5-0)

- 4. RESOLUTION 19D-32:** RESOLUTION AUTHORIZING A MODIFICATION TO THE PARKING MANAGEMENT AGREEMENT DELETING THE IRVIN ANNEX LOT AS A PARKING FACILITY TO BE MANAGED BY INTERSTATE PARKING COMPANY OF MINNESOTA LLC

Staff: Mr. Fulton explained this is a modification to an agreement with Interstate parking.

Discussion: No discussion.

Vote to Approve Resolution 19D-32: Passed Unanimously. Filipovich/Russ (5-0)

5. **RESOLUTION 19D-33:** RESOLUTION AUTHORIZING AGREEMENT TO ACQUIRE CERTAIN TAX FORFEIT PROPERTY FROM THE STATE OF MINNESOTA THROUGH ST. LOUIS COUNTY AND TO CONVEY IT TO SMDC MEDICAL CENTER FOR THE REGIONAL EXCHANGE DISTRICT PROJECT

Staff: No additional comments.

Discussion: No discussion.

Vote to Approve Resolution 19D-33: Passed Unanimously. Aronson Norr/Hobbs (5-0)

6. **RESOLUTION 19D-34:** RESOLUTION APPROVING THE DEDA 2020 BUDGETS

Staff: Mr. Fulton explained this budget does not reflect the sale of property to MNDOT, which will be a positive revenue to DEDA. Mr. Fulton reviewed the different funds and anticipated expenditures and revenue. The MRO Fund 866 does anticipate additional repairs to the roof.

Discussion: Commissioner Aronson Norr asked if the MRO fund is reflective of the commitment to workforce development and recruitment. Mr. Fulton answered that yes, the fund shows the \$50,000 allocation.

Vote to Approve Resolution 19D-34: Passed Unanimously. Russ/Filipovich (5-0)

7. **RESOLUTION 19D-35:** RESOLUTION AUTHORIZING A CONTRACT FOR ASBESTOS ABATEMENT FROM THE PASTORET TERRACE AND ROBESON BALLROOM BUILDINGS WITH ACCT INCORPORATED IN AN AMOUNT NOT TO EXCEED \$65,600

Staff: Mr. Fulton explained this resolution is regarding the potential next steps in asbestos abatement. This abatement work will not affect the pending litigation or building outcome. This work is necessary whether the building is rehabilitated or demolished.

Discussion: Commissioner Filipovich asked if asbestos abatement is worked out in a development agreement. Mr. Fulton answered that asbestos abatement can sometimes be part of a development agreement and sometimes is a matter of course. Mr. Filipovich asked if this work had been thought about before the RFP was put out about a year and a half ago. Mr. Fulton said he was not aware of any such conversations. Commissioner Aronson Norr asked if the City would wait out the 30 days. Mr. Fulton explained the abatement of asbestos needs to happen whether the building is rehabilitated or demolished.

Vote to Approve Resolution 19D-35: Passed Unanimously. Filipovich/Russ (5-0)

DIRECTOR'S REPORT

Mr. Fulton asked the DEDA Commissioners to take the survey for the upcoming brownbag meeting to discuss the Entrepreneur Fund and Monaco Air's proposal. We continue to make progress on the skywalk system extension.

No questions.

ADJOURNMENT: Acting President Chilcote adjourned the October 23, 2019 meeting of the DEDA at 5:38 p.m.

Respectfully submitted,



Adam Fulton
Interim Executive Director

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