

**MEETING OF THE
DULUTH ECONOMIC DEVELOPMENT AUTHORITY
Wednesday, September 28, 2011 - 5:15 p.m.
Room 303, City Hall**

MINUTES

Call To Order: The September 28, 2011, meeting of DEDA was called to order by Commissioner Monaco at 5:20 p.m.

Present: Nancy Aronson Norr, Tony Cuneo, Don Monaco, Christine Townsend

Absent Excused: Jeff Anderson, Todd Fedora, John Heino

Others Present: Bob Asleson, Joan Christensen, Alex Giuliani, Brian W. Hanson, Sandy Hoff, Heidi Timm-Bijold

APPROVAL OF MINUTES: September 13, 2011. Accept as written. Vote: Unanimous (4-0)

RESOLUTIONS FOR APPROVAL

NEW BUSINESS

1. **RESOLUTION 11D-44: RESOLUTION AUTHORIZING OPTION RENEWAL AND PRE-DEVELOPMENT AGREEMENT WITH PIER B HOLDING LLC FOR THE PIER B PROPERTY IN BAYFRONT**

Staff: Hanson explained that the current option agreement between DEDA and Pier B will expire 9-30-11. DEDA has made significant progress with project planning, including completing the transient boat facility design and addressing Bayfront land ownership with the City. This agreement extends the current option for Pier B and clarifies development roles and responsibilities of the parties.

Discussion: Hoff discussed some of the project planning Pier B has been working on recently. Monaco asked about the wording in the agreement exhibits of core versus phases of the project. Timm-Bijold replied that any corrections will be made before the agreement is finalized.

Vote to Approve Resolution 11D-44: Passed Unanimously (4-0)

2. **RESOLUTION 11D-45: RESOLUTION AUTHORIZING THE ACCEPTANCE OF A BROWNFIELD CLEANUP GRANT FOR THE ATLAS INDUSTRIAL PARK FROM THE U. S. ENVIRONMENTAL PROTECTION AGENCY AND THE**

Staff:

Discussion:

Vote to Approve Resolution 11D-45: Passed Unanimously (4-0)

3. **RESOLUTION 11D-46: RESOLUTION AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH SECRET SERVICE ENTERTAINMENT LLC FOR PROPERTY MANAGEMENT SERVICES IN BAYFRONT**

Staff: Hanson said this amendment will shorten the termination term period from 60 days to 15 days.

Discussion:

Vote to Approve Resolution 11D-46: Passed Unanimously (4-0)

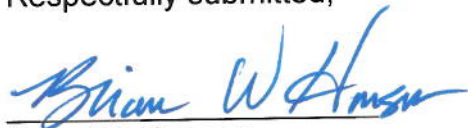
DISCUSSION

1. **NORSHOR THEATRE PLANNING**

Hanson explained that how we fund the NorShor will drive some of the design decisions, so figuring out the fundraising now is important. State bonding is still an option, but DEDA cannot rely on it as the only option. A broad request for qualifications (RFQ) has been prepared to see who may be interested in participating in the project within the developer community. The RFQ will be sent to local developers and will also be published to attract possible responses from outside the area.

ADJOURNMENT: Commissioner Monaco adjourned the September 28th, 2011 meeting of the DEDA at 5:53 p.m.

Respectfully submitted,



Brian W. Hanson
Executive Director

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