

MINUTES
Chisholm Economic Development Authority

October 18, 2010

Present: Chairperson Jugovich, Ron Novoselac, Shannon Kishel-Roche, Tim Larson (left at 3:55pm), Bobbi Jo Amic

Absent: Larry Killien, Veda Ponikvar

Others Present: City Administrator Mark Casey, Terry Rupar, Development Director Amy Rice

1. Meeting called to order by Mayor Jugovich at 3:01 p.m.

- **Motion to adopt the agenda with the following change: Approve Minutes: Regular Meeting Minutes 9/20/2010 (not 8/20/2010)**
By: Kishel-Roche 2nd: Larson Motion passes unanimously.

2. Public Participation: None

3. Approve Minutes:

- **Motion to approve minutes of meeting of September 20, 2010.**
By: Larson 2nd: Kishel-Roche Motion passes unanimously.

4. Reports: **Chairperson-** Reported that Anderson Lubricants are in the Builders Lumber Building though an agreement has not yet been signed with Range Lumber Co. Construction has begun at Serving Hands.

Treasurer – 2nd Quarter expenses of the Director position have been paid to the CDA. T. Larson questioned what the status of our budget was. The Council is still in the process of reviewing budgets. No questions at this time.

Directors – R. Novoselac asked for information on the sale of Simonson's IGA. All that was available was that a Kukowski purchased it on auction.

S. Kishel-Roche reported on the Field of Screams and Doc Moonlight Graham Days planning.

Development Director – A. Rice reported on the following:

- The Greenstone Group sample coaching day was attended by two businesses. They will now have the option of joining another group for peer training if they would like.
- Business North Directory – the EDA ad was placed but is not in the position we thought it would be in the publication, Amy to follow up.
- MN Main Street Program – a date of Nov. 10th was set for the presentation on the Main Street Program. CDA, CEDA, P&Z, CBA, Council, Chamber & HRA representatives to be invited to attend.
- Community Planning Grant – City Admin. Casey, Assessor Erickson and Director Rice met to discuss the Community Planning Grant process. Council approval must be secured before submitting our

application and starting the RFP process. Mark provided a copy of the Resolution request to the Council. The Resolution will be voted on at the Tuesday, Oct. 26th meeting.

- CDBG Main Street Application – Director Rice will be meeting with the CDBG Director, Eric Stoller, to review the application for the final submission. The application is for Main Street Program funding.

City Administrator –

- Administrator Casey reported that MN DOT repairs were complete on Lake Street. Discussion was held in regards to the quality of the repairs done. MN DOT also informed the City that the Corner of Hwy 73 was considered MN DOT property so no repairs were done to it at this time.
- Annexation – City Attorney Cianni, Administrator Casey and Assessor Erickson will be meeting to come up with a plan for properties in Balkan Township.
- CIRI – Brownfield Grant failed last year. Reapplied this year, concentrating on the Waste Water Site, Goroni site (if annexed) and the Tioga 40.
- Duluth Ready Mix – Director Rice has been in contact with Duluth Ready Mix. They are looking for land for a temporary site. We are looking at the property in the Tioga 40 that was used by another concrete company previously. Director Rice to follow up.
- IREA – Chisholm did not have a representative in attendance this quarter. Director Rice to attend in the future.

5. Communications: none

6. Unfinished Business:

- **MRC Development Agreement:** the MRC Agreement was reviewed. A discussion was held on the clause discussing a possible “retail development” on Lot 5. B. Amic mentioned how this would reduce the residential property value and S. Kishel-Roche commented that many buildings were available for development downtown. Administrator Casey stated that the development would need to meet city approval before being agreed to. The board decided they would like EDA approval added to the section. They also went along with Councilor Alexander’s request for new verbiage in Article V.
 - **Motion to approve with the following changes:**
 - Article II, 3. “approval of the City **and CEDA,**”
 - Article V, “that **no** City reimbursement...”
- **Land Acquisition/Companies Available:** nothing new to report, will remove from the agenda for November.
- **Magnetation:** Administrator Casey received the same inquiry information received by Director Rice. No new contact has been made. Director Rice to pursue a meeting.

A discussion was held on the feasibility of the MDC Old Admissions building as a possible site.

- Bonding Projects – as part of this discussion, Administrator Casey recommended that we add Bonding Projects to the November Agenda. Possible topics include a Police/Fire/City Hall building and a Spec building. Director Rice to talk with Senator Tomassoni or Representative Sertich in regards to the Bonding Cycle.
- **Director's 90-Day Review:** T. Larson and B. Amic were appointed to the Review Committee. T. Larson provided Director Rice with a review form. A summary will be provided at the next meeting.
- **V & S:** A number of meetings were held to discuss options for V&S. Jeff Degroot has stated that he is not interested in keeping the business open. Terry Rupar recommended looking for a way to broker the business. J. Degroot states that the business cash flows. T. Rupar and Director Rice to meet with Degroot's to see if they are aware of True Value offering a broker service.

7. New Business:

- **Directors Invoice:** 3rd Quarter Expenses were presented for approval.
 - **Motion to accept the 3rd Quarter Invoice.**
By: Novoselac 2nd: Amic Motion approved unanimously.
Invoice signed by Chairperson Jugovich, Administrator Casey to submit for payment to the CDA.

8. Other: Dennis Borich from the Museum of Mining board mentioned in a discussion with the Chamber, that he would like to see the stone seating area (amphitheater) and property surrounding it be returned to the City for its' use. This would allow the Museum to tighten up their fencing and possibly install more security. Director Rice to discuss with Dennis Borich.

9. Adjourn:

- **Motion to Adjourn at 4:02pm.**
By: Kishel-Roche 2nd: Novoselac Motion passes unanimously.

Next Meeting Date Nov. 15, 2010.

Respectfully Submitted
Amy Rice