

**SPECIAL MEETING OF THE
DULUTH ECONOMIC DEVELOPMENT AUTHORITY
Wednesday, November 29, 2017 - 5:15 p.m.
COUNCIL CHAMBERS, THIRD FLOOR CITY HALL**

MINUTES

- Call To Order:** The November 29, 2017 meeting of DEDA was called to order by President McShane at 5:15 p.m.
- Present:** Matt Cartier, Craig Chilcote, Zack Filipovich, Elissa Hansen, Barb Russ, Tim McShane
- Others Present:** Ingrid Hornibrook, Heather Rand, John Ramos, Heidi Timm-Bijold, Joan Christensen, Bob Boone, Bob Asleson
- Absent:** Nancy Aronson Norr

PUBLIC TO ADDRESS THE COMMISSION

PUBLIC HEARINGS

1. **RESOLUTION 17D-31: RESOLUTION AUTHORIZING 1ST AMENDMENT TO DEDA CONTRACT NO 05 865 827 WITH PRAXAIR, INC. AND THE CITY OF DULUTH SUBSTITUTING A NEW ROAD EASEMENT IN ONEOTA 3**

Rand explained the purpose of this resolution and how it would affect the public roadway. No public comment.

2. **RESOLUTION AUTHORIZING AN AGREEMENT WITH RAMSEY III, LLC FOR THE DEVELOPMENT OF THE RAMSEY III TOWNHOME PROJECT**

Cancelled.

APPROVAL OF MINUTES: October 25, 2017 meeting

Vote to approve the October 25, 2017 meeting minutes: Unanimous
Filipovich/Hansen (6-0)

APPROVAL OF CASH TRANSACTIONS – September 01, 2017 – October 31, 2017

Rand highlighted September's operating fund and the sale of the Phoenix Lot formerly owned by Rob Link.

Vote to approve cash transactions: Unanimous Filipovich/Cartier (6-0)

IMAGINE DULUTH 2035 CITY PLANNING PRESENTATION

Steven Robertson and Suzanne Kelley of the City Planning Department presented on the status of the Imagine Duluth 2035 Comprehensive Plan update.

Filipovich asked if historic preservation has been considered. Kelley answered that yes, historic preservation is considered with regards to the use of the building as to whether it should be used for its original intention or converted into a different use. McShane asked how much conversation happens with contractors. Kelley answered that the Imagine Duluth Vision Committee has contractors and construction managers serving on it.

NEW BUSINESS

RESOLUTIONS FOR APPROVAL

1. **RESOLUTION 17D-31: RESOLUTION AUTHORIZING FIRST AMENDMENT TO DEDA CONTRACT NO 05 865 827 WITH PRAXAIR, INC. AND THE CITY OF DULUTH SUBSTITUTING A NEW ROAD EASEMENT IN ONEOTA III**

Staff: Rand explained the original agreement is no longer feasible and so the agreement will be updated with a more permanent solution to reflect what is actually going on with the road in that area. Asleson explained that this resolution creates a permanent easement.

Discussion:

Vote to Approve Resolution 17D-31: Passed Unanimously (Filipovich/Russ 6-0)

2. **RESOLUTION 17D-32: RESOLUTION AUTHORIZING A FORGIVABLE LOAN AGREEMENT WITH PALADIN PROPERTIES, LLC RELATED TO THE WEST THEATER CENTER FOR THE ARTS IN AN AMOUNT NOT TO EXCEED \$50,000**

Staff: Timm-Bijold introduced Paladin Properties developer Bob Boone, gave a history on his experience and accomplishments for this project to date, and updated commissioners on the funding gap. Timm-Bijold explained that this project is about providing an amenity to the neighborhood currently lacking. Boone gave a history on his experience managing the Palace Theatre in Superior when he was sixteen and how his desire for this project came to be. Boone gave a geographic recount of current theatres in Duluth and pointed out an underserved West Duluth community. Boone provided the services he plans to provide at the theater and how he is focused on restoring the theatre to its original art deco motif.

Discussion: Russ asked about theatre restoration citing examples in Hibbing and Virginia. Boone answered what he has found in his research of theatre restoration. Boone shared that he consulted with an historic architect on whether or not he should apply for historic tax credits and he decided not to.

Vote to Approve Resolution 17D-32: Passed Unanimously (Filipovich/Hansen 6-0)

3. RESOLUTION 17D-33: RESOLUTION AUTHORIZING A LEASE AGREEMENT WITH MICHAEL AMENDOLA FOR THE OPERATION OF A VENDING WAGON IN THE CANAL PARK LOT

Staff: Rand explained that this resolution would enter DEDA into a similar agreement that was in effect with the past owner. Rand pointed out language in the agreement that provides flexibility of terms and she provided the revenue history from this business that DEDA receives.

Discussion:

Vote to Approve Resolution 17D-33: Passed Unanimously (Filipovich/Hansen 6-0)

4. RESOLUTION 17D-34: RESOLUTION AUTHORIZING AN AGREEMENT WITH THE CITY OF DULUTH PROVIDING FOR PARTICIPATION BY DEDA IN THE CITY'S SELF-INSURANCE PROGRAM FOR 2018 IN THE AMOUNT OF \$7,000

Staff: Rand explained that this agreement provides the DEDA liability coverage for DEDA-owned property and how cost is same as previous year.

Discussion:

Vote to Approve Resolution 17D-34: Passed Unanimously (Russ/Filipovich 6-0)

5. RESOLUTION 17D-35: RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE LICENSE AGREEMENT WITH THE CITY OF DULUTH FOR DEDA LOT B

Staff: Rand gave a history on Lot B and how it is used for parking for various events. This agreement would terminate in one year as the future use of Lot B is uncertain.

Discussion: McShane asked about potential land DEDA could swap with the City of Duluth in the event Lot B is used in a land swap. Rand explained that those discussions continue.

Vote to Approve Resolution 17D-35: Passed Unanimously (Cartier/Filipovich 6-0)

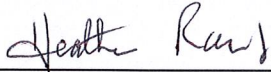
DISCUSSION

Rand updated commissioners that Hoff & Giuliani/Kraus Anderson Development have met all option agreement required milestones to date regarding the development of Lot D. Rand also updated Commissioners on the Ramsey III Townhome project development.

DIRECTOR'S REPORT

ADJOURNMENT: President McShane adjourned the September 27, 2017 meeting of the DEDA at 6:19 p.m.

Respectfully submitted



Heather Rand
Executive Director

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