

**MEETING OF THE
DULUTH ECONOMIC DEVELOPMENT AUTHORITY
Wednesday, June 24, 2015 - 5:15 p.m.
COUNCIL CHAMBERS, THIRD FLOOR CITY HALL**

MINUTES

- Call To Order:** The June 24, 2015 meeting of DEDA was called to order by President Norr at 5:15 p.m.
- Present:** Nancy Aronson Norr, Jay Fosle, John Heino (5:21 pm.), Linda Krug, Emily Larson, Tim McShane
- Absent:** Don Monaco
- Others Present:** Joan Christensen, Christopher Eng, Terri Nowak, Peter Passi, John Ramos, Annan Tennis, Heidi Timm-Bijold, Ian Vincent
- APPROVAL OF MINUTES:** May 27, 2015. Accept as written. Vote: Unanimous McShane/Krug (5-0)

RESOLUTIONS FOR APPROVAL

NEW BUSINESS

1. **RESOLUTION 15D-23: RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT ESTOPPEL AND AGREEMENT AND A GROUND LEASE ESTOPPEL AND AGREEMENT RELATED TO CIRRUS DESIGN CORPORATION**

Staff: Eng stated this resolution is related to the refinancing for the completion center south of the Cirrus campus for the jet production. This resolution will replace the Republic Bank loan with a loan from another bank. It offers the same assurances that Cirrus is still in compliance and will allow Cirrus to move forward with a refinancing.

Vote to Approve Resolution 15D-23: Passed Krug/Larson (4-0-1) McShane Abstained

2. **RESOLUTION 15D-24: RESOLUTION AUTHORIZING AN AGREEMENT WITH VEIT & COMPANY, INC FOR THE IMPORT OF CLEAN CLAY TO ATLAS INDUSTRIAL PARK**

Staff: Timm-Bijold stated Veit is offering DEDA as much clean fill that Veit can bring to the Atlas site. This component of the project is about pure stormwater management. The property causes a large amount of stormwater pooling, causing the need for fill to grade and even the site and to incorporate a regional storm pond structure. Veit will transport the fill to the site after environmental testing to ensure it is clean. DEDA may

accept up to 100,000 cubic yards of fill. (*Heino arrives at 5:21 p.m.*) This process will be overseen by the City's stormwater engineers.

Discussion: Fosle stated any time DEDA can receive clean fill for no cost, we need to take advantage of it. He recommends approval. Larson asked why the resolution is in front of us. Timm-Bijold agreed that it is making the board aware that material is being brought onto the site. Larson asked what the incentive is. Timm-Bijold replied that it is mutually beneficial as Veit needs to dispose of the fill from excavations on a nearby site. Norr asked if the testing takes place at the excavation site and Timm-Bijold confirmed it does.

Vote to Approve Resolution 15D-24: Passed Unanimously Fosle/Larson (6-0)

3. **RESOLUTION 15D-26: RESOLUTION APPROVING AN AMENDMENT TO CONDITIONAL GRANT AGREEMENT WITH OLD CITY HALL/LANGE MOTOR BUILDING**

Staff: Eng stated this project was initially approved in 2011 as part of the Build in Duluth program. One requirement was that the exterior of the Lange Motor Building be improved. This resolution will allow one more month for construction to conclude the Superior Street side of the building. This will extend the date to August 31, 2015.

Discussion: Krug stated the building is looking great, and Rod Raymond stated the crew is working very hard.

Vote to Approve Resolution 15D-26: Passed Fosle/Heino (5-0-1) McShane abstained

4. **RESOLUTION 15D-27: RESOLUTION AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF DULUTH FOR DEDA LOT B**

Staff: Eng stated this resolution authorizes the City to operate Lot B. The agreement has been in place for many years. The lot is used for special event parking.

Vote to Approve Resolution 15D-27: Passed Unanimously Fosle/McShane (6-0)

DISCUSSION

1. **NORTHFORCE.ORG UPDATE**

Anna Tennis and Ian Vincent of Apex presented an update of progress on the Northface.org website. Eng confirmed continuing to fill jobs is a high priority for DEDA.

2. **DIRECTOR'S REPORT**

A) Eng stated that on July 24 there will be a Duluth Real Estate Summit. It's a way to reach out to developers, builders, and other stakeholders.

ADJOURNMENT: President Norr adjourned the June 24, 2015, meeting of the DEDA at 6:12 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Christopher T. Eng", written over a horizontal line.

Christopher T. Eng
Executive Director

bel/tmn