

Minutes of Regular Meeting

St. James Economic Development Authority | February 14th, 2023 | St. James Fire Hall

Present: Dean Olsen, Paul Harris, Steve Jeppson, Ex-officio Scott Westman, Mark Collier, Rich Olsen;

Absent: Mark Johnson, Sue Craig

Staff: Jon Wilson, Brianna Sanders, Tammy Stevens

The meeting was called to order at 12:07pm on February 14, 2023. There were no additions to the agenda.

Motion by D. Olsen, second by Harris: To approve the minutes of the regular meeting of Tuesday, January 10, 2023. MC.

Motion by Collier, second by R. Olsen: To approve the financial report. MC.

There was discussion regarding the site selection package for the Old Hospital Site. There has been renewed interest in the lot with the move of City Hall. The Old Hospital Site was demolished in 2016 and the city is current paying back the demolition expense through a loan with DEED. If the site would be redeveloped, the city has an opportunity for 50% of the remaining balance to be forgiven. There was desire to offer a deferred loan program for housing development on this site. The city planned to use accumulated TIF increments for a deferred loan. It was advised by the city's Bond Counsel to not use the funds because the property owners were not obligated to continue to meet the income guidelines once the term of their subsidy ended in 2021. There was a question regarding whether there were soil borings done for the site. There are soil borings for the site, however, there were not specifications to the fill when the site was removed.

There was discussion on the Bike-Ro Economy Project which has been renamed to the St. James Vendor Bike. There was a question whether the bike will be a useful service to the community. It was stated that the bike was funded through a grant and the artist who worked on the bike would like to see implementation. It was stated that the Vendor Bike will be housed at the Community Building and will be administered by the Community Development Director. The Vendor Bike is not licensed to hold made food but can transport pre-packaged food and beverages. There was a question on whether the vendor would need a peddler's license to sell food and beverages. City staff would research this and respond at a later date.

There was discussion on the Land Use Plan. The update to the Land Use Plan has begun and a steering committee is being formed. It was discussed that a few representatives from the EDA Board would sit on the Land Use Plan steering committee.

There was discussion about the ordinances surrounding the sell of products containing THC. There was discussion regarding participation in the Climate Smart Communities energy meetings that would take place.

The EDA Director received correspondence regarding a new hotel development in St. James. The EDA board discussed the need and desire for an additional hotel in the community.

Motion by Harris, second by D. Olsen: To adjourn the meeting at 12:51pm. MC.

Respectfully submitted,

Brianna Sanders
Economic Development Director