

## **Minutes of Regular Meeting**

St. James Economic Development Authority | April 11<sup>th</sup>, 2023 | St. James City Hall

Present: Dean Olsen, Steve Jeppson, Ex-officio Scott Westman, Mark Collier, Mark Johnson, Sue Craig, Mark Collier, Lisa Rodriguez;

Absent: Paul Harris

Staff: Jon Wilson, Brianna Sanders, Tammy Stevens, Amanda Glass

The meeting was called to order at 12:06pm on April 11, 2023. There was an addition to the agenda to discuss the TIF funds that were dedicated by the city council to the EDA fund to be used towards housing.

**Motion** by Olsen, second by Collier: To approve the minutes of the regular meeting of Tuesday, March 14, 2023. MC.

**Motion** by Craig, second by Collier: To approve the financial report. MC.

City staff presented the staff report. It was mentioned that there will one final payment towards a SCDP commercial loan. Once the payment is made, the SCDP funds will be available for reuse towards another program.

There was discussion on the potential development of a new campground on the EDA's parcel on the lake. The campground can accommodate 9 sites which would cost an estimated \$485,750.00 to construct. There was a question regarding the revenue that is collected the current sites. The EDA board requested to see the current campground's revenue, an updated cost estimate, and to see an updated design with the campsite next to the lake at the next meeting.

Sanders reported on the trip to Denmark to tour the facilities of Nature Energy, a bio digester company. There was a question regarding the involvement of the City of St. James and of the EDA. Sanders reported that the primary involvement for the next few months is to get the word out to the community.

There was discussion on the expansion in the Industrial Park. Great River Energy is looking to expand by 2.847 acres. It was proposed that the EDA purchase 6.415 acres from the adjacent property owner to accommodate Great River Energy's expansion.

**Motion** by Olsen, second by Collier: To approve an asking price for Great River Energy's 2.847 acres at \$142,350 and to offer GRE assistance with infrastructure, surveying and annexation costs.

The EDA board reviewed a draft policy and application for a new Commercial Revitalization Program for the commercial buildings in St. James. This program would be funded through the reuse of the SCDP income.

**Motion** by Collier, second by Olsen: to approve the Commercial Revitalization Program with up to \$20,000 in loan assistance to be paid back over a 5 year period with an interest rate of 2.5%.

The discussion on how to use the funding being returned from the decertified TIF districts was tabled until the next EDA Board meeting.

It was announced that there would not be a meeting in May. This will be adequately advertised on the City of St. James website.

**Motion** by Craig, second by Collier: To adjourn the meeting at 1:19pm. MC.

Respectfully submitted,

Brianna Sanders  
Economic Development Director