

Minutes of Regular Meeting

St. James Economic Development Authority | June 13th, 2023 | St. James City Hall

Present: Dean Olsen, Steve Jeppson, Mark Collier, Mark Johnson, Sue Craig, Mark Collier, Lisa Rodriguez;

Absent: Paul Harris, Ex-officio Scott Westman

Staff: Jon Wilson, Brianna Sanders, Tammy Stevens, Steve Sunde

Other: Jackie Hurley, Fred Lenz, Linda Resick

The meeting was called to order at 12:05pm on June 13, 2023. There was an addition to the agenda to discuss a tenant's lease agreement at the EDA apartments.

Members of the public made statements about the EDA apartments and on behalf of the tenant. The tenant made statements regarding her experience at the EDA apartments.

Motion by Craig, second by Johnson: To close the meeting at 12:23pm to discuss the decision to non-renew the lease agreement with Linda Resick. MC.

Motion by Craig, second by Johnson: To open the meeting at 12:38pm. MC.

Motion by Olsen, second by Rodriguez: To support the decision to non-renew the lease agreement with Linda Resick as was the recommendation of the EDA Director.

Motion by Collier, second by Craig: To approve the minutes of the regular meeting of Tuesday, April 11, 2023. MC.

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

The EDA Director presented the staff report. There was discussion regarding the applications received for the EDA apartments and the maintenance that is scheduled to be done at the apartments. An update was given on the expansion in the Industrial Park. A purchase agreement will be signed with the landowner and will close on the property at the end of June.

The EDA Director presented a new cost estimate, and a new map design for the proposed campground as well as the 2022 revenue from the current campground. There was discussion regarding the cost and whether a different project would be more cost effective. It was suggested to get cost estimate for twin homes or a fourplex on the lake parcel.

A letter from Emily Boelke was presented to the EDA Board requesting an extension on the construction period for the Mayberry Hills lots that were purchased in 2021. There was discussion regarding not

setting a precedent of allowing individuals to purchase lots and wait to build on them. Another property owner in Mayberry Hills requested an extension in 2020 and had received approval for the additional time to build.

Motion by Olsen, second by Collier: To approve an 18 month extension to the construction period for Emily Boelke's two Mayberry Hills lots to begin on July 1, 2023 and end on December 31, 2023.

There was discussion regarding the financing of the Industrial Park Expansion. The EDA Director presented information on the cost estimates for the land acquisition and infrastructure costs. The EDA/City may pursue either a new TIF District, a Bond, a Business Development Public Infrastructure Grant, or a combination of the options. It was requested to have additional information on how a TIF District and a Bond are structured that would be presented at the next board meeting.

Motion by Johnson, second by Collier: To table the discussion on Industrial Park Expansion, TIF Funding for Housing, and Lunch and Learns until the next board meeting.

Motion by Johnson, second by Rodriguez: To adjourn the meeting at 1:16pm. MC.

Respectfully submitted,

Brianna Sanders
Economic Development Director