



Economic Development Authority Agenda

Pursuant to Minn Statute 13D.02, Councilmember Gordon will be participating in the meeting from Uncle Bucks Coffee Shop inside Bass Pro Shops, 7970 Northfield Blvd Denver, CO 80238.

The public can view the EDA meeting in person or by visiting this website:

<https://us06web.zoom.us/j/88989055987?pwd=Y1lzY1JiWWtydG91bXhwMGNSUUZkZz09>

or by calling into this number +1 312 626 6799 US with this meeting ID: 889 8905 5987 and passcode 296073

1. Call to Order
 - a. Pledge of Allegiance
 - b. Roll Call
 - c. Agenda Modifications
 - d. Adopt Agenda
2. Approve Minutes of August 4, 2021 Regular Economic Development Authority meeting
3. Business Items
 - A. RLF One-Time Exception Discussion
 - B. Shovel Ready Sites Discussion
 - C. Downtown Beautification Group Discussion
4. Other Business / Updates / Communications
5. Adjournment

**Economic Development Authority
Meeting Minutes
August 4, 2021**

1. **Call to Order** Chair Johnson called the meeting to order at 7:17pm
 - a. **Pledge of Allegiance**
 - b. **Roll Call:** EDA Members present: Jeff Johnson, Jimmy Gordon, Steve Lundeen, Paul Bergley, Justin Nielsen, Luke Merrill, Staff present: Community Development Director Sheila Sellman, Will Bucheger EDA Intern, Member absent: Dan Collison
 - c. **Agenda Modifications** None
 - d. **Adopt Agenda**
Motion by Steve Lundeen, second by Luke Merrill to adopt the agenda, motion passed 6-0.
2. **Approve Minutes of June 1, 2021 Regular Economic Development Authority meeting**
Motion by Paul Bergley, second by Luke Merrill, to approve, motion passed 6-0
3. **Business Items**
 - A. **Third Amendment to the Development Subsidy Agreement for BP Metals:**
Sellman explained the agreement needs to be amended now that the site plan has been approved, the amendment reflects the Site Plan.
Motion by Steven Lundeen, second by Luke Merrill, to approve, motion passed 6-0
 - B. **First Amendment to the Development Subsidy Agreement for LTL LED LLC.**
Sellman explained the agreement needs to be amended now that the site plan has been approved, the amendment reflects the Site Plan Motion by Steve Lundeen, second by Luke Merrill, to approve, motion passed 5-0, Nielson abstained
 - C. **Resolution 2021-XXX 2022 Crop Lease Award PID 16.090.0140.** Sellman explained only one bid was submitted. The bid was \$8,963.85 for the year.
Motion by Luke Merrill, second by Paul Bergley, to approve, motion passed 6-0
 - D. **Resolution 2021-XXX 2022 Crop Lease Award PID 16.029.1400.** Sellman explained only one bid was submitted. The bid was \$140 for the year, Merrill questioned if we could still sell the land and Sellman explained there is an out clause in the least. Motion by Steve Lundeen, second by Paul Bergley to approve, motion passed 6-0
4. **Other Business / Updates / Communications** None
5. **Adjournment** Motion by Steve Lundeen, second by Paul Bergley to adjourn, motion passed 6-0, meeting adjourned at 7:24pm

Respectfully submitted by Sheila Sellman Community Development Director/Secretary



Memo for EDA Action

To: Economic Development Authority

From: Sheila Sellman, Community Development Director

Date: September 7, 2021

Subject: RLF One-Time Exception Discussion

Background:

The City has a Revolving Loan Fund (RLF) to provide short-term financing to assist business in the form of a loan. The purpose of such financing is to provide gap financing where conventional funding sources are not sufficient to meet the business needs for new facilities, business retention, building purchase, renovation, expansion, landscaping, machinery and equipment. The objectives of the revolving loan fund are to create or retain permanent full-time jobs in the City; to improve the overall tax base of the City; to diversify the economy; and to enhance the quality of life within the community.

The revolving loan fund is intended to complement and not to compete with private lending institutions. All loans are subject to the availability of funds. All funding is limited to the corporate limits of the City of Isanti. In addition to the loan terms and conditions set forth in this policy, the City shall have the right to impose additional terms and conditions in its sole discretion.

The RLF is funded by keeping a portion of Minnesota Investment Funds that are issued through the State.

The State is making a one-time exception for cities to transfer 20% of their RLF balance back to the State general fund and allow the remaining 80% of the funds to be used by the city as a general-purpose aid for any lawful expenditure. The City currently has a balance of \$144,885.00. If we gave 20% back to the state (\$28,977) that would leave us with a balance of \$115,908 for Economic Development purposes or other lawful expenditures including putting back into the budget. The EDA should discuss whether they want to continue to use this as a tool for economic development or if it is better suited to go back to fund balance.

Action Required:

Staff seeks direction

Attachments:

- None



EDA MEMO

To: Economic Development Authority
From: Sheila Sellman, Community Development Director
Date: September 7, 2021
Subject: Other Business/Updates/Communications

Below is a list of Other Business/updates and communications from the Community Development Director.

- Wolf River Electric site plan has been approved, next step is building permits
- BP Metals has applied for a building permit
- Inquiries are coming in on the remaining Shovel Ready Sites
- Sheila is working with the Liquor Store manager on the grand opening for the liquor store and has reached out to the chamber as well to organize a ribbon cutting
- Sheila attended the annual Chamber appreciation luncheon on August 18th
- Sheila has had discussion with the owner of the new Caribou Coffee site, they are looking to subdivide the lot to create a space for a new user
- Sheila continues to reach out to restaurants and site selectors. The market is tight right now and many entrepreneurs are reserved about opening anything new while still recovering from COVID-19