

**City of Isanti**  
**Economic Development Authority**  
**Regular Meeting Minutes of**  
**April 1, 2014**  
**Isanti City Hall**

**1. Call To Order**

The meeting was called to order by President Wimmer at 7:34 p.m.

**a. Pledge of Allegiance**

**b. Roll Call**

Members Present: Tara Hallberg, Keith Dragisich, Dan Collison, Steve Lundeen , Sue Larson and George Wimmer

Members Absent: Adam Johnson

Staff Present: Economic Development Director Sean Sullivan

**c. Agenda Modifications**

No modifications to the agenda were presented. Motion by Lundeen, second by Larson to approve agenda as presented. Motion carried unanimously.

**2. Approve Minutes of March 4, 2014 Regular Economic Development Meeting**

Motion by Dragisich, second by Collison to approve the minutes for March 4, 2014. Motion carried unanimously.

**3. Consider Lease Agreement for 236 Broadway St SE**

Economic Development Director outlined the history for 236 Broadway St SE. Sullivan indicated he had shown the property to interested parties but had only received one complete rental application from a senior couple. He also indicated that he had received an informal offer of 50-55K from a party interested in purchasing the property. Sullivan shared that he had just received the appraisal for the property and it came in at \$88,500 so he did see the offer as something worth considering. The City owes about \$49,000 on the property. Sullivan noted that property values are now getting closer to real values which a sign of some stability.

Member Dragisich indicated that he would like to keep the property on the market if possible as he thought that the upcoming maintenance costs would hurt the equity in the asset. He state that we might get stuck with the full freight of the property if we make the investment in it.

President Wimmer stated that we have been paying down the debt on this asset over the past few years and that we have forgone rent for the last month or so.

Discussion ensued.

Sullivan reiterated the fact that the tenants are committed to a 1 year lease and that it would be complicated to sell it why the tenant was in place. This would give the EDA time to further analyze the repair and maintenance costs

President Wimmer stated that since the City owned the property it would also be more difficult to accommodate this request.

Consensus of the EDA was to take the property off the market and to re-evaluate its future of the course for the next year and to revisit when the 1 year lease was up for renewal.

Motion by Lundeen, Second by Larson to recommend to the City Council that staff draft a 1 year lease agreement with applicants that allows for a medical dog to be on the premises for the term of the lease. Motion carried unanimously.

#### **4. 2014 Mayor's Employer Appreciation Day**

Economic Development Director Sullivan presented the staff memo. Sullivan highlighted last years event and the success of the e-mail invitation. He also stated that some hard copies of the invites are needed due to some email addresses not being available. This is a budgeted item and no new items have been added to the budget.

Motion by Larson second by Dragisich to direct Economic Development Director to move forward and select a date with the Mayor preferably the second week of June, send out invitations, coordinate food with Isanti Custom Meats, order milestone anniversary plaques and contact officials to participate in the Luncheon. Motion carried unanimously.

#### **5. Other Business / Updates**

- a. Business Prospects
- b. 2014 Business Subsidy Reporting
- c. GPS 45:93
- d. Isanti Area Chamber of Commerce
- e. Makerspace Visit and Follow-up
- f. Prepayment for Special Assessments – TIF 10
- g. East Central MN Job Fair – April 22
- h. Development Scenario Project
- i. 2014 New Housing Starts
- j. Initiative Foundation Grant LOI
- k. 2013-14 Business Arrivals and Departures in Isanti

Economic Development Director Sullivan highlighted the staff memo touching on the following: new housing permits and economic climate for housing.

President Wimmer informed the EDA that Rum River BMX approached the City about building a facility to cover the existing track. Sullivan has been assigned the lead on this project.

**6. Adjournment**

Member Lundeen motioned, seconded by Member Collison to adjourn at 8:05 pm. Motion carried unanimously.

Dated at Isanti, Minnesota, this 2nd day of April 2014.

Respectively Submitted,

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Sean M. Sullivan, Economic Development Director