

City of Isanti
Economic Development Authority
Regular Meeting Minutes of
September 2, 2014
Isanti City Hall

1. Call To Order

The meeting was called to order by President Wimmer at 8:06 p.m.

a. Pledge of Allegiance

b. Roll Call

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

Commissioners Absent: None

Staff Present: Economic Development Director Sean Sullivan

c. Agenda Modifications

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

2. Approve Minutes of August 6, 2014 Regular Economic Development Meeting

Motion by Collison, second by Johnson to approve the minutes for August 6, 2014. Motion carried unanimously.

3. Consider Market Tourism Study & Lodging Analysis Study

Economic Development Director asked for the EDA to consider funding a Market Study for a Hotel in the Region. He indicated that he had heard second hand that Cambridge completed a study and that it shed a more favorable light on the market locally. Ideally actual numbers from the BMX project would be included in a study.

President Wimmer stated that Cambridge already has a hotel and that there are certainly some challenges for the City to get actively involved in soliciting a hotel for Cambridge. Ideally the BMX numbers would be in the study. His only reservation was not having actual numbers for BMX but this didn't prohibit him from supporting moving forward with study.

Member Johnson asked if the study could be updated with actual BMX numbers for a lesser cost.

Sullivan stated that updates would be cheaper than a full study.

Sullivan stated that if the Council is OK with waiting, then we can wait but stressed that there is certainly some urgency to getting the study done and that the EDA would be a good funding source.

Member Collison stated that he thought moving forward now rather than waiting was preferred.

Motion by Collison, second by Larson to recommend to adopt Resolution 2014-3 Approving Market Tourism & Lodging Analysis Study with an amount not to exceed \$6,100. Motion carried unanimously.

4. Consider Purchase of Property Located on State Highway 65

Economic Development Director Sullivan stated that Bank Site Developer LLS had approached the City about purchasing a parcel of land on Hwy 65. The owner is listing the property for the County Tax assessed value. Sullivan indicated that there are delinquent taxes on the parcel and that the owner has agreed to pay them in full at/or prior to the closing. The property is strategically located at the intersection of Hillock St and centrally in Isanti along Hwy 65. Sullivan also indicated that title work had been ordered by the Seller and that it would need to be reviewed to see what easements or restrictions affect the property.

Discussion ensued regarding potential uses for the property and maintenance.

Generally speaking the property is not developable and maintenance is minimal due to the wooded nature of the lot.

Motion by Larson, Second by Johnson to Adopt Resolution 2014-4 Approving Purchase of Property Owned by Bank Site Developer LLC. Motion carried unanimously

5. Consider Modification to TIF District No. 10

Economic Development Director Sullivan stated that he tried to negotiate prepayment of all special assessments for active agreements in this district. He successfully negotiated prepayments for all except JZS Isanti LLC. Sullivan indicated that parcels (with Tax assessed value of 2.6M) could be removed from the district and put back on the tax rolls in 2015 through a modification to the district.

Motion by Lundeen, second by Larson to authorize Northland Securities to draft a modification to TIF District No. 10 removing parcels and to draft associated documents in an amount not to exceed \$500 from Administration in TIF District No. 10.

6. Development Comparison Study

Economic Development Director Sullivan stated that a lot of time and effort has gone into compiling data for development costs for area cities. Upon review of the data it was impossible to truly compare each community on equal terms due to the way each community assessed fees, the amount of information communities shared, and flaws in the study methodology. To publish summary results would be irresponsible as it would likely misrepresent actual costs in some cases. Staff indicated that review of these numbers was helpful in trying to see where Isanti stood

compared some communities. Based on EDA discussion it was determined that a summary document would not be completed and published.

No formal action was taken.

7. Other Business / Updates

- a. Business Prospects
- b. GPS 45:93
- c. Makerspace Concept
- d. City Website Update
- e. Special Assessment Prepay Update
- f. 2014 New Housing Starts
- g. 2013-14 Business Arrivals and Departures in Isanti

Sullivan highlighted the Staff Memo.

8. Adjournment

Commissioner Larson motioned, seconded by Commissioner Lundeen to adjourn at 8:29 pm. Motion carried unanimously.

Dated at Isanti, Minnesota, this 3rd day of September 2014.

Respectively Submitted,

Sean M. Sullivan, Economic Development Director