

MINUTES (Draft)
REGULAR MEETING - ECONOMIC DEVELOPMENT AUTHORITY (EDA)
Wednesday, June 8, 2022 – 6:00 p.m.
Mississippi Room, Monticello Community Center

Commissioners Present: President Steve Johnson, Vice President Jon Morpew, Treasurer Tracy Hinz, Ollie Koropchak-White, Mayor Lloyd Hilgart
Commissioners Absent: Hali Sittig, Councilmember Jim Davidson
Staff Present: Executive Director Jim Thares, Hayden Stensgard

1. **Call to Order**
President Steve Johnson called the regular meeting of the Monticello EDA to order at 6:00 p.m.
2. **Roll Call 6:00 p.m.**
Mr. Johnson called the roll.
3. **Consideration of Additional Agenda Items**
None
4. **Consent Agenda**
 - a. **Consideration of Approving Regular Meeting Minutes – April 27, 2022**
 - b. **Consideration of Approving Regular Meeting Minutes – May 11, 2022**
 - c. **Consideration of Approving Payment of Bills**
 - d. **Consideration of Adopting Resolution No. 2022-12 Removing Parcels from TIF District No. 1-22**
 - e. **Consideration of Adopting Resolution No. 2022-13 Modifying TIF District No. 1-42 Plan Budget**
 - f. **Consideration of Adopting Resolution No. 2022-14 Modifying TIF District No. 1-43 Plan Budget**

LLOYD HILGART MOVED TO APPROVE THE CONSENT AGENDA. OLLIE KOROPCHAK-WHITE SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

Regular Agenda

5. **PUBLIC HEARING: EDA Land Sale – Lot 1, Bock 5 Country Club Manor First Addition**
Executive Director Jim Thares provided an overview of items 5 and 6 as companion items.

Brian Nicholson of Headwaters Development, LLC., addressed the EDA and the public.

Mr. Johnson opened the public hearing portion of items 5 and 6.

Mr. Johnson closed the public hearing portion of items 5 and 6.

6. **PUBLIC HEARING: EDA Land Sale – Lot 1-21, Block 1, Country Club Manor First Addition**

Lot 1-11, Block 2 Country Club Manor First Addition

Lot 1-11, Block 3, Country Club Manor First Addition

Lot 1-21, Block 4, Country Club Manor First Addition

Outlot A, Country Club Manor First Addition

Outlot B, Country Club Manor First Addition

Outlot C, Country Club Manor First Addition

7. **Consideration of Adopting Resolution No. 2022-15 Authorizing a Purchase and Development Agreement with Headwaters Development for Lot 1, Block 5, Country Club Manor, First Addition, in the amount of \$1.00 related to an Apartment development proposal in connection with and supported by Affordable Housing TIF District 1-42**

Mr. Thares provided an overview of items 7 and 8 as companion items.

LLOYD HILGART MOVED TO ADOPT RESOLUTION NO. 2022-15, AUTHORIZING THE PURCHASE AND DEVELOPMENT AGREEMENT WITH HEADWATERS DEVELOPMENT FOR LOT 1, BLOCK 5, COUNTRY CLUB MANOR FIRST ADDITION, IN THE AMOUNT OF \$1.00 RELATED TO AN APARTMENT DEVELOPMENT PROPOSAL IN CONNECTION WITH AND SUPPORTED BY AFFORDABLE HOUSING TIF DISTRICT 1-42. OLLIE KOROPCHAK-WHITE SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

8. **Consideration of Adopting Resolution No. 2022-14 Authorizing a Purchase and Development Agreement with Headwaters Development for Lots 1-21, Block 1; Lots 1-11, Block 2; Lots 1-11, Block 3; Lots 1-21, Block 4; Outlot A, Outlot B, and Outlot C, all in Country Club Manor, First Addition in the amount of \$1.00 related to a Twin home Villas development proposal in connection with and supported by Affordable Housing TIF District 1-43**

Mr. Thares provided an overview of items 7 and 8 as companion items.

LLOYD HILGART MOVED TO ADOPT RESOLUTION NO. 2022-16, AUTHORIZING THE PURCHASE AND DEVELOPMENT AGREEMENT WITH HEADWATERS DEVELOPMENT FOR LOT 1-21, BLOCK 1; LOT 1-11, BLOCK 2; LOT 1-11, BLOCK 3; LOT 1-21, BLOCK 4; OUTLOT A; OUTLOT B AND OUTLOT C ALL IN COUNTRY CLUB MANOR FIRST ADDITION RELATED TO A 60-UNIT TWINHOME VILLAS DEVELOPMENT PROPOSAL IN CONNECTION WITH AND SUPPORTED BY AFFORDABLE HOUSING TIF DISTRICT 1-43. OLLIE KOROPCHAK-WHITE SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

9. **Consideration of endorsing Duffy Development's Low Income Housing Tax Credit application to Minnesota Housing Financing Agency (MHFA) related to a multi-family apartment development proposal and potential establishment of an Affordable**

Housing Tax Increment Financing (TIF) District

Mr. Thares provided an overview of the agenda item to the EDA and the public.

JON MORPHEW MOVED TO TABLE ACTION ON ITEM 9 RELATED TO SUPPORT OF DUFFY DEVELOPMENT AND RESUBMITTAL OF ITS LIHTC FUNDING APPLICATION TO MHFA. LLOYD HILGART SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

10. **Consideration of Authorizing an Amendment to the WSB Structural Engineering Analysis Consulting contract scope of work and pricing in the amount of \$##### related to Block 52 redevelopment demolition and construction activities**

Mr. Thares provided an overview of the agenda item to the EDA and the public.

JON MORPHEW MOVED TO DENY AUTHORIZING AN AMENDMENT TO THE WSB CONTRACT FOR STRUCTURAL ENGINEERING ANALYSIS OF BUILDINGS AND DEMOLITION MITIGATION RECOMMENDATIONS RELATED TO BLOCK 52 REDEVELOPMENT EFFORTS INCLUDING BUILDING DEMOLITION AND NEW CONSTRUCTION ACTIVITIES IN AN AMOUNT NOT TO EXCEED \$42,048. LLOYD HILGART SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0.

11. **Economic Development Director's Report**

Mr. Thares provided an overview of the agenda item to the EDA and the public.

12. **Adjourn**

TRACY HINZ MOVED TO ADJOURN THE REGULAR MEETING OF THE MONTICELLO ECONOMIC DEVELOPMENT AUTHORITY. JON MORPHEW SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, 5-0, MEETING ADJOURNED AT 8:09 P.M.