

**City of Battle Lake
Economic Development Authority
Tuesday, July 30, 2019**

The Battle Lake Economic Development Authority met in regular session on Tuesday, July 30, 2019 for the August meeting. Randy Dorn called the meeting to order at 7:00 a.m. with Commissioners Don Maslow, Darren Kern, Gene Kelm, Steve Young and Leigh Shebeck. Absent was Josie Schmidt. Also present was Val Martin, Clerk/Treasurer/EDA Director/Zoning Officer.

Shebeck made a motion to approve the agenda. Young seconded. MCU

Shebeck made a motion to approve the minutes. Kelm seconded. MCU

Young made a motion to approve the financials after review. Martin will provide more details on the financials for next month's meeting, specifically where funds need to come from for the Hatchery Row project and will include the fund balance. Martin also discussed the option of possible bond sales for the project. More information needs to be gathered from the financial advisor. This will be presented to the council for discussion and is an option to financing the project. Dorn seconded. MCU

Updates:

Hatchery Row:

- The EDA will close on the Cranston property soon. There is a small issue with the title and the Cranston's have agreed to escrow \$7500 for the payment of a quiet title to complete the work. This will take approximately 6 months to complete but closing can be done as soon as the plat for the other property is complete.
- Martin and Dorn met with Don Magnuson, one of the property owners at Hatchery Row. He has a few items to move out but plans to have it out by September 30th. He asked to leave a few larger doors and a metal lift in the building as he will not be able to move those items. Dorn stated that several items in the building have been cleaned out.
- An addendum to the Visioning Study that Martin prepared was reviewed and approved.
- A grant for infrastructure was secured in the amount of \$99,000 from USDA Rural Development.

Tax Forfeiture Property:

- Don Magnuson might be interested in the property to construct a building for his business. Commissioners discussed the possible purchase price and Maslow made a motion to set the price at the County's assessed value of \$18,432. Kelm seconded. MCU Commissioners asked that Martin talk with Everts first as they initially showed interest in the property before talking with Magnuson.

Connecting with Business Owners:

- Martin presented a list of the current Battle Lake businesses divided into 7 groups along with the questionnaires. Commissioners will meet or call business owners and bring back the completed surveys to the next meeting.

Visitors:

Traci Ryan was in attendance to discuss Tri-City Living. Mayor Kelm had mentioned some concerns about regular monthly meetings and their necessity. As expenses for Tri-City come out of the EDA budget, it is important to get the commissioners' feedback.

- Traci gave some general information on the group:
 - Started five years ago
 - Three communities working together can accomplish successes that can't necessarily be accomplished as one. I.e. several housing projects accomplished, discussion of daycare

shortages started at the Tri-City meetings with Battle Lake constructing a building and starting a daycare.

- Traci's contract includes the monthly meetings plus two hours of her time spent with one of the communities. If we need less of her time, she might need to charge an hourly rate (\$100/hour).
- Outside of the monthly meetings and physical time with the three communities, she assists the clerks throughout the month on projects – several phone calls, e-mails, etc.
- With the Blandin Leadership program starting up, this may not be the time to consider changing the group.
- The group has been spending some time reviewed the County's housing study and working on issues addressed in the study. Single family housing has been the target work and has been a slower moving issue.
- The home improvement contest is another step to assist with single family housing and promotion of remodeling projects in the community.
- The group has provided listening sessions for seniors to find out what their housing needs are.
- Ryan's contract was reviewed and discussed in December of 2018 with the group deciding to make no changes.
- Ryan also stated that even though she provides the monthly agenda, it is up to the Tri-City members to let her know if they want to change the agenda or work on something different.

Martin stated that she feels the contract with Traci Ryan and the work of the Tri-City Living group is very important. She also stated that outside of the meetings, she sends numerous e-mails and phone calls to Ryan for assistance. She has been a critical participant in the work of the Hatchery Row project along with many past projects that have been completed.

Shebeck and Dorn have commented on the value they have seen in the Tri-City Living. The meeting minutes have provided good information. Dorn stated that with the Blandin application it seems to make sense to continue moving forward.

Kelm stated that the mayors of each community have been approached by many of the council members about the value of the meetings and Tri-City Living. He wants to be able to justify the work of the group, expenses associated with Tri-City and the time spent at meetings. He does not necessarily think the group needs to dissolve. He mentioned that he has not seen a contract and would like to have the council review.

Although the commissioners see the value in the Tri-City Living group, they would like to hear the opinion of the council and asked that a copy of the contract be provided to both entities. Maybe the Tri-City Living group needs to have a conversation on how they'd like to see the agenda in the future or if there needs to be some other changes.

Adjourn at 8:20 a.m. Next meeting will be September 5, 2019.

Valerie J. Martin, Clerk/Treasurer/EDA Director/Zoning Officer