

**City of Battle Lake
Economic Development Authority
Thursday, August 18, 2022**

The Battle Lake Economic Development Authority met in regular session on Thursday, August 18, 2022 at 7:00 a.m. with Randy Dorn, Sean Belmont, Rich Bullard, Josie Thomopoulos, Rob Nudell, and Steve Young present. Marjorie Quammen was absent. Also present were Val Martin, Clerk/Treasurer/EDA Director/Zoning Officer along with Lauren Belmont and Janell Kraemer from Lakes Area Community Center, Reba Gilliland from the Arts Advisory Committee, Lee Rogness from Bethel Church, and Amy Baldwin from Otter Tail County CDA.

Nudell made a motion to approve the agenda with additions. Bullard seconded. MCU

Young made a motion to approve the minutes as presented. Belmont seconded. MCU

Bullard made a motion to approve the financials. Nudell seconded. MCU

Visitors

Lee Rogness, Bethel Church, and Amy Baldwin, Otter Tail County CDA were present to discuss the property owned by Bethel Church, just north of the former LACC building. Bethel Church received the property from the former Youth Center as a gift. They originally planned to use it but found the building had serious air quality and structural issues. Their original plan was to build the new church at that location but found land that was more appropriate for their project that would provide them more space including parking on-site. They have discussed the best future use of this land and asked how the EDA felt about the best use. Parking was discussed but the group felt housing was a much better option. Am Baldwin was in attendance to discuss the CDA's possible involvement in the project. Some of the details discussed were:

- Working with a private developer on a housing project. The CDA has a \$25,000 matching grant program that can help with demolition or other parts of the project.
- Consideration of working with the school on some type of housing project.
- Rental apartments that might be more affordable – possibly more than one story.
- Combination of parking and housing.
- CDA could purchase the property and ready it for development and continue to work with the EDA on a future project. The Commissioners felt this was a positive way to start moving forward with a project. No action was needed and CDA will continue to pursue the project.

Hatchery Row

- Groundbreaking was held on Monday with a good turnout. Good job to those participating. Erik Osberg, Ottertail County, created a great video with the details of the groundbreaking.
- Community Space/LACC - Lauren Belmont introduced Janell Kraemer as a new board member. They have also added two additional board members. At this point, they are getting those new members up to speed on what is going on. Martin said the council was in support of the LACC and would like to meet with them on September 27th at 7:00 p.m. Belmont will check with board members to see if this will work.
- Bullard made a motion to approve **Resolution 2022-08-18A Resolution approving the Assignment and Assumption Agreement from Goodneighbors Properties, LLC to Goodneighbors -Hatchery Row, LLC and including the approval of the proposed Amendment to Intercreditor Agreement and proposed Subordination Agreement between First National Bank of Henning and First Western Bank & Trust.** Young seconded. With a roll call vote, those in favor include Bullard, Belmont, Thomopoulos, Nudell, and Young with Dorn abstaining. No members voted no. Motion approved.
- Thomopoulos made a motion to approve **Resolution 2022-08-18B Resolution for the Assignment of the Anticipated TIF Note from Goodneighbors-Hatchery Row, LLC to First Western Bank and Trust.** With a roll call vote, those in favor include Bullard, Belmont, Thomopoulos, Nudell, and Young with Dorn abstaining. No members voted no. Motion approved
- Nudell made a motion to approve the Extension of the Development Deadline to March 31, 2024. Thomopoulos seconded. MCU

The Hidden Meadows housing project with the Otter Tail County HRA is coming along with possible bidding advertisements within the next week.

Vacation Rental Moratorium will continue until the October City Council meeting. The Council passed all changes to the zoning code with the exception of the appendix for short-term rentals. A little more work needs to be done on this.

EDA Commissioners were in agreement that the change to the Hatchery Row Redevelopment District was a good plan. It will include Neverbetter, the former LACC building, and the former Youth Center north of the former LACC building.

School staff is getting ready for the new year with an open house set for August 31st.

Otter Tail County CDA will be having a Workforce Summit the last week of October.

There will be a new carwash in the Chase Crew location. The property has been sold and developers plan to build two touchless stalls and one self-serve stall. They plan to have it up and running in April or May next year. The owners of the property along County 83 that have been planning to build a carwash may change their plans for the property.

Upcoming meetings:

- October 6, 2022, at 7:00 a.m. – Next EDA meeting.

Adjourn at 8:25 a.m.

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