

Meeting of the Koochiching Economic Development Authority

Thursday, June 27th, 2019
Airport Conference Room

- Board Members Present:** Allen Rasmussen, Wade Pavleck, Mike Hanson, Brian McBride, Walt Buller (Alternate)
- Members Absent:** Bob Anderson, Harley Droba and Representative Rob Ecklund
- Staff Present:** Paul Nevanen
- Others Attending:** JoAnn Smith, Darci Sullivan (KCC-TV), Ricky Roche, Crystal Clance

Meeting called to order at 10:00 a.m. by Chairman Rasmussen.

- 01 Approve agenda – **Motion by Pavleck, a second by McBride to accept the agenda. Motion carried unanimously.**
- 02 Approve minutes from 5/23/19 – **Motion by McBride, a second by Hanson to approve the 5/23/2019 meeting minutes. Motion carried unanimously.**
- 03 Public Comment – None
- 04 Treasurer’s Report –Treasurer McBride reviewed the new process for reviewing financials. The Treasure will review and present the financials and then file them for the auditors approval. Bills would be approved and checks would be signed. McBride explained the monthly bills for June in the amount of \$23,713.16. **Motion by McBride, a second by Buller to approve the June KEDA bills in the amount of \$23,713.16. Motion carried unanimously.** McBride explained the monthly CWT bills for June in the amount of \$12,634.62, JLR bills for June in the amount of \$2,586.80 and a transfer from JLR to KEDA in the amount of \$10,000. Nevanen stated that 2 payments from CWT customers had been received, but funds remain tight. **Motion by McBride, a second by Pavleck to approve the June CWT bills in the amount of \$12,634.62, JLR bills in the amount of \$2,586.80 and a transfer from JLR to KEDA in the amount of \$10,000. Motion carried unanimously.**
- 05 Business Park Update – Nevanen showed the lots on the preliminary plat of the Business Park. The cul-de-sac will be square instead of circular to allow for a turning radius and not require modification to the existing lots. The right side will have a utility easement between lot 5 and 6. There will be a buffer zone of approximately 100 feet on the 2nd Ave East side and a buffer of 50 feet on the 21st Street side of the Business Park. Nevanen stated that a draft agreement with Roche had been developed for the Business Park area, but there were some minor changes that needed to be made to wording before it was finalized. Roche stated that the windows in the building were going in today and the roof would be going on next week. He added that the road needed to be addressed before the building is occupied August 31st. It is currently not acceptable for traffic. Nevanen said that the utilities were going to be stubbed in and the road work would be done in conjunction with the Hwy 53 road work. The City will need to be asked to stabilize the road until it can be paved. Roche received a proposed valuation on the property with only the building frame up. He was directed to talk to the County about the estimated market value given for the property. McBride stated the County is working with Minnesota Title to find a solution for the Fisheries Building.
- 06 Personnel Committee – Nevanen asked the KEDA Personnel Committee to set a date for review of

staff. Wage compensation for both the City and County are being gathered for the committee to review for setting a reference point for the KEDA staff. The fiscal year ends July 1st. A performance review will be conducted for each staff member and reviewed by the committee. A date for July 11th at 9am in the Airport Conference Room was scheduled for the KEDA Personnel Committee.

- 07 Airport Contract for Administrative Services – Nevanen explained that Kyra Hasbargen currently provides administrative services to the airport and the contract for these services needs to be renewed. Allen Rasmussen and Bob Anderson will formalize a contract for these services.
- 08 Director’s Report – *Koochiching Technology Initiative/Blandin Broadband (KTI)* – Nevanen stated members of the KTI Steering Committee met yesterday with Bill Coleman of the Blandin Broadband Initiative. They reviewed the Voyage Forward video marketing plan, discussed the broadband expansion survey, and discussed the Round One Blandin Broadband projects as well as planning for Round Two Projects. The group is planning to survey 5 target areas that are underserved in Koochiching County. The survey data collected will be sent to providers to help initiate broadband activities in those areas. *Opportunity Zones* – Nevanen stated that they had partnered with the Chamber to host an Opportunity Zones information session featuring CPA Phil Schmitt of the accounting firm Clifton Larson Allen on rather short notice. Tricia from the Chamber was concerned about attendance, so it was rescheduled for next month tentatively for July 25th in the morning. This program has the potential to be an incredible opportunity to attract investment and ultimately job creation. Nevanen is looking to build awareness and understanding of the program to a large local audience by creating some new publicity, such as a newspaper story. *Cold Weather Testing* – Nevanen is working with an individual that is planning on developing a cold weather test facility in the County to be operational this coming winter season. Property has been acquired and KEDA has been helping with some of the details. *Miscellaneous* – The latest KEDA E-Newsletter was sent out earlier this week for distribution. KEDA was notified that the SBDC and the University of Minnesota Duluth-Center For Economic Development (UMD CED) are exploring restructuring their current relationship. The current contract ends at the end of this year. While details are being worked out, there is not any anticipation of an interruption of service. Representative Stauber will be in Northome July 1st at the Community Building.
- 09 Other (City/County/Out-County Updated) – McBride stated that he has a meeting tomorrow with Ecklund to discuss issues. At the Airport meeting yesterday there was a discussion on long term parking. They are looking at opportunities on how to handle long term parking of airport customers, especially through the winter snow removal season. Hanson stated that Big Falls is currently waiting on historical designation to expand their campground. Once they receive the permit they can move forward. Birchdale is having their parade on July 4th at 11am, which gives people time to go to both the Birchdale parade and the International Falls parade. Birchdale will also be hosting Pioneer Days, which hosts lots of music. Nevanen stated that the Airport Runway Rebuild is underway. Discussion on how wet land mitigation is costly and needs to be included into almost any project budget in the area. Hanson added that there is interest in growing hemp in Koochiching County. Nevanen added that the hemp market has exploded recently and they are doing some initial research on the process.
- 10 Public Comment Period – None
- 11 The next board meeting was scheduled for Thursday, July 25th at 10:00am in the Airport Conference Room. **Meeting adjourned at 10:40a.m.**