

Meeting of the Koochiching Economic Development Authority

Thursday, March 28th, 2018

Ranier City Hall

- Board Members Present:** Allen Rasmussen, Wade Pavleck, Mike Hanson, Bob Anderson, Jason Sjoblom (Alternate)
- Members Absent:** Brian McBride, Harley Droba and Representative Rob Ecklund
- Staff Present:** Paul Nevanen, Kyra Hasbargen
- Others Attending:** JoAnn Smith, Darci Sullivan (KCC-TV), Emily Gedde (The Journal)
Ricky Roche, Tricia Heibel, Crystal Clance, Pam Oveson, Allison O'Hara, Dave Serrano, Charlie LeDuc

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

- 01 Approve agenda – **Motion by Hanson, a second by Anderson to accept the agenda. Motion carried unanimously.**
- 02 Approve minutes from 2/25/19 – **Motion by Hanson, a second by Anderson to approve the 2/25/2019 meeting minutes. Motion carried unanimously.**
- 03 Public Comment – Rasmussen thanked Ranier for hosting the KEDA meeting and introductions were conducted.
- 04 Treasurer's Report – Chairman Rasmussen presented the CWT financial reports in Treasurer McBride's absence for February and monthly bills for March in the amount of \$25,221.86, JLR bills in the amount of \$11,019.75, a transfer from JLR to CWT in the amount of \$15,000, and a transfer from JLR to KEDA in the amount of \$15,000, while explaining the details. Nevanen mentioned the Accounts Payable and a miscommunication on payment which puts it past 60-day terms creating a tight timeline for cashflow, adding he and Hasbargen are working to address the situation. **Motion by Anderson, a second by Hanson to approve the February CWT financial reports and bills for March with a total of \$25,221.86, JLR bills in the amount of \$11,019.75, a transfer from JLR to CWT in the amount of \$15,000 and a transfer from JLR to KEDA in the amount of \$15,000. Motion carried unanimously.** Rasmussen presented the KEDA financials for February and bills for March in the amount of \$23,327.44. **Motion by Hanson, a second by Sjoblom to approve the February KEDA financial reports and bills for March in the amount of \$25,327.44. Motion carried unanimously.**
- 05 Business Park Update – Nevanen explained an RFP went out after last month's meeting for platting the Business Park, adding two bids were received, and explained the scope of work for the RFP's. Hasbargen stated the low bidder was ARRO of the North at \$7,000 and the other bidder was Murry Surveying at \$7,450. **Motion by Anderson, a second by Hanson to approve the low bid from ARRO of the North in the amount of \$7,000 for platting of the Business Park. Motion carried unanimously.** Nevanen explained the platting further and those who are looking to occupy the Business Park, noting Northland Counseling recently received a grant to help pursue the property. Allison O'Hara explained their original design and the edits that need to be made, noting there was a \$1.5 million short fall, adding they are working with Koochiching County on getting a use agreement in place currently. Nevanen questioned their timeline. O'Hara stated as soon as possible once the funding and land are secured, adding they are projecting for May to have a final design. Discussion on the property, a site plan and the process. Nevanen mentioned Roche continues

progress on the back property and referenced Roche's request for an additional lot in the Business Park. Nevanen referred to a map of the Business Park and discussion was had on the property. Roche stated his cold weather testers are wanting an office and meeting room and explained the lot location. Anderson questioned the timeline of the building. Roche stated they would need it completed by the end of December 2019 for the coming season. Anderson questioned if there is any wetland delineation needed. Nevanen stated wetland delineation was once completed but may need to be reviewed. Anderson questioned status of the other building attached to Roche's property in the Business Park. Pavleck recommended inviting Nathan Heibel to the next KEDA meeting for an update on the building status. Roche gave a brief update on the status of the building he is putting up. **Motion by Anderson, a second by Pavleck to engage services with Attorney Steve Shermoen for a Developers Agreement between KEDA and Ricky Roche for the additional lot he is looking to purchase. Motion carried unanimously.**

- 06 Director's Report – Nevanen acknowledged the recent job loss of United Health Group and explained a call he received from a young concerned community member, who made reference that the City and County don't allow or deny business from coming to the community to which Nevanen dispelled the notion and let the gentleman know how to start getting involved with community engagement. Discussion on UHG and their history. *Blandin Broadband Communities Initiative* – Nevanen stated the Koochiching Technology Initiative (KTI) Steering Committee continues to meet and make progress on the Blandin Broadband Project, referencing a shared co-space they are working on, along with creating a KTI website to help inform others of events and share updates on various efforts. *Housing Collaborative/Study* – Nevanen stated the Collaborative will continue to meet and work on areas identified as part of their review of the study. Nevanen noted the next meeting is scheduled for April 29th. Discussion on broadband. *Cold Weather Testing* – Nevanen stated the test season has wrapped up however, JLR will continue to run fleet vehicles for another week, adding he is working with an individual who is exploring ideas of adding testing capacity in the area. Nevanen noted Site Location Partnership recently sent out a Request for Information on behalf of their client looking for a location to site a facility for manufacturing specialty plastics (Project Film), noting they were looking at Minnesota and sent the request to the City of International Falls and working with mayor Anderson and Administrator Ken Anderson in compiling information relevant to the request which would create 15 jobs and represented a \$3 million investment. Nevanen added, they had an aggressive timeline with screening occurring in March and site visits scheduled for March/April. Nevanen noted Granite Digital appeared before the County Board to request a six-month extension on the Developer's Agreement to close on the Armory Property. Nevanen stated he has been in contact with the owners of the East Riverfront Property who have expressed a renewed interest in trying to market the property.
- 07 Other (City/County/Out-County Updated) – Anderson referenced the TeePee Motel, noting they have begun taking down the burned portion of the building and are working on an agreement for taking down the remaining part of the building. Anderson stated he and Ken Anderson were in St. Paul recently to testify on the Sales Tax and gave a brief explanation. Anderson noted the Airport Phase II Terminal project is coming to a close and is expected to be moved in May 6th. Pavleck referenced the amount of infrastructure improvement being completed in the County. Sjoblom noted he recently attended the KCDA meeting in Big Falls and was good to see the businesses and their projects. Hanson referenced the out-county areas and their projects and gave a brief update, adding he recently met with the new Governor and invited him to the North American Sturgeon Contest who said he will be in attendance and will hold him to it. Nevanen asked JoAnn Smith to give an update on SBDC. Smith provided a brief update on the Koochiching Resource Council (KRC) who is partnered with First Children's Finance, noting the Town Hall was held last Saturday, and gave an update on a Childcare grant she is working on with Community Ed and 4H.
- 08 Public Comment Period – Tricia Heibel explained a couple upcoming events through the Chamber.
- 09 The next board meeting was scheduled for Wednesday, April 17th at 10:00am in the City Council Chambers. **Meeting adjourned at 10:58a.m.**