

City of East Bethel
Economic Development Authority Special Meeting
May 20, 2013

The East Bethel Economic Development Authority (EDA) met on May 20, 2013 for a regular meeting at City Hall at 7:00 p.m.

MEMBERS PRESENT: Dan Butler Heidi Moegerle Brian Bezanson Julie Lux
Mike Conner

MEMBERS EXCUSED: John Landwehr Richard Lawrence

ALSO PRESENT: Colleen Winter, Community Development Director/City Planner

Call to Order Moegerle called the meeting to order at 7:02 p.m.

Adopt Agenda **Moegerle a motion to adopt the May 20, 2013 Economic Development Authority (EDA) agenda.** Butler asked for a change to move Waterpark to number 4 and slide everything down one. Moegerle said the last agenda item is a good segue into the Waterpark. **Make Booster number 4, Waterpark number 5 and move the rest down.** Conner said he needs to get up really early. He asks them all to honor the 8:30 time where we all adjourn at the prescribed time. Moegerle said she hates to break up the brainstorming. Winter said website is item four. Moegerle said yes leave it there and we will adjust accordingly. **Bezanson seconded, all in favor; motion carries unanimously.**

Approval of Meeting Minutes Conner wants to pull up the website.
Moegerle said her first change is in the first paragraph, 'contentious' is misspelled. Paragraph 2 approval of meeting minutes, in the first line of the paragraph, the second and through we (EDA), since we are talking about the EDA. An important change, on page 2, the really long paragraph, starting with Butler. I said if there are misstatements they don't need to be transcribed. That isn't what she meant. Butler said that. For those that are following along electronically. Move next to last line. Butler asked if Chies had been contacted. He has and he hasn't responded. Moegerle said yes she has contacted him and he hasn't responded. Butler said the first comma should be deleted. Moegerle likes the first comma. Winter said it is your choice on striking the first comma. Moegerle said whatever.

Moegerle asked if there was anything on three through eight.

Conner said he couldn't find these minutes online. Winter said yes on the most current packet. They are in draft form. They will be corrected after this meeting. Conner asked where they are. Winter said in the most recent packet. It should come up and the whole packet is there. Moegerle said she hates to make this change but on page 4, paragraph 3 Moegerle correct to 'It reminds me of the TV show This Is My World and Welcome To It.'

Butler said early on in the minutes, there was discussion about the minutes for the EDA. Is he correct that we will be doing verbatim minutes from this point forward? Moegerle said from as quickly as Jill is typing I would think so. Davis said he would address it later.

Conner made a motion to approve the minutes. Lux seconded, all in favor, motion carries unanimously. (Bezanson abstained)

Website Update

Winter wanted to bring up to date on a couple items related to the website. Winter said we are now 'live' with the available properties. Website committee met and the highest priority is the Economic Development page. She understands the priority on this. The one thing we do have, these properties are 'live' now. We now have available properties. Moegerle asked where you are finding this. If you go to Economic Develop or Business and you will find it under available properties. Then you are able to look through the properties and bring them up. Moegerle asked if there were any additional sort abilities. Winter said scroll, there is an arrow to the beginning one. If you go back and return to the listings, there is an arrow where you can scroll through. There is an area to put in information you would like. It will bring up the properties you are interested in.

There are only nine properties at this time. We didn't have a lot of people respond. It will be a matter of staff identifying the properties for sale. Conner asked who the staff is. Winter said probably me. Moegerle said she ran 'zoning' and put in 'business', she got no results. So if we had a drop down that said B1, B2, or Commercial, and then we could at least get some results. People aren't going to know what we name our districts. Winter said that is a very good point. Moegerle said you could see those issues with the address, and PID. Winter said if you know the PID you could search for the PID. Winter said if they came in a drop down you could look at them. Butler asked have you contacted Marty Fischer's office at all. Winter said some of these listings are from Premiere. She did have a meeting early on and now it is a matter of people knowing it is here and free. Winter said she does see what you mean by a drop down menu. She doesn't know if it is a field we can do. Moegerle said we might have to have another website meeting to do follow up.

She thinks also, if you go to the other things that we do have, it is a listing of all the businesses that we do have. The ones that have filled out their business forms. So under here, we can go to categories. Moegerle said great. Winter wanted to show quickly what that would look like. It is a work in progress. Hopefully in a couple of months it will look a lot more interactive and have more information in there. Lux said that is good. The business search is user friendly.

Booster Day Survey

At the last Booster Day celebration a survey was conducted requesting input from the community. Does the EDA feel that this type of survey is something that should be continued? Who should the audience be? What questions should be asked?

Moegerle said we have it in front of us. Winter said she apologizes for the wrong one in front of you. The one you have in front of you is about Economic Development. Do you want to see this as part of Booster Day? Moegerle said Dan and Julie and I were at Booster Day. We got 89 responses at Booster Day and 66 online responses. We got some good information on this. If we do this again, do we have different questions that we want to ask? Questions more related to what we need to ask. Do we need data centers? Lux said if you ask a resident what they want to see, their thoughts would go to restaurants and things like that. Moegerle said like jobs and that would be the way it would be written.

Butler said if on our website under EDA you could post a job listing for jobs in the area that are looking to employ people. As an opportunity for the businesses in the area. Moegerle said that is a module that is available. She thinks it is a great idea. Bezanson said how much use will it get compared to the State of MN site. It is a feel good thing. Butler said the manageability of it is the issue. There is a lot of maintenance involved with that. Winter asked that everyone speak into his or her microphones. She was reminded we need to be heard. This is audio. Bezanson asked is there video on it. Davis said yes there is video on it. Lux said she thinks it is important to have the residents to be heard, but with this small of a sample, it won't drive a business's decision. Moegerle said the reason she put this before the water park 40 people out of 157 wanted a water park. Does the engagement of the community matter? It didn't take a lot of time to put it together. Is it good to put that on there for the 'feel good' aspect? Bezanson said there are only a couple fast food things that get mentioned. You see 'mom and pop' and 'home cookin' small town type cafes'. If you had a 'mom and pop', like Key's, we don't have enough rooftops for them. That would be a fill-in that they would do. To me, it is a tool to show some perspective firms. Lux said not with 157 responses. Moegerle said if we do it again and again, we would eventually get something scientific. If we want to put it on the website, and in the newsletter and have Booster Day as the drop off time.

Moegerle said sounds like there is consensus to do this. Conner said as long as we understand that our end goal objective is that we will not have something scientific. If it makes residents feel better and make them feel like they have a contribution. We aren't spending a lot of staff time on this. Lux said she likes the idea on the website, and having Booster Day as the end date. Bezanson said as long as understand what we are getting and what it is.

Business Development Activity Report

There are several things happening with Economic Development including:

Business Relocations/Expansion – We have received inquiries from 3 businesses who are interested in relocating to East Bethel. There is a purchase agreement on an existing building in a commercial area for a business expansion/relocation. In two cases they want to get out a little bit further. One wants to get closer to home.

Aggressive Hydraulics – Will be moving into their new building in June 2013. We have discussed with Paul Johnson having a ribbon cutting/open house and will be working with the newly formed Chamber of Commerce to help make that happen. We are thinking it would be nice if we tied it in together. Mr. Johnson is very open to that.

East Bethel Properties LLC – The City of East Bethel is going to be entering into a joint powers agreement with Anoka County Highway Department regarding the construction of turn lanes into East Bethel Properties. We hope to have a meeting with them next week to discuss their long-term plans for their property. There has to be turn lanes put in. We are working on that.

Greater MSP – We have received 2 inquires from Greater MSP for office space and have forwarded to them building information for available properties. Greater MSP was formed as the marketing tool for the metro area. Normally when we get these, we don't have a lot of lead-time on them. We are trying to get them to allow more lead-time so we can prepare better packets.

Home based Businesses – At the last Planning Commission meeting an Interim Use Permit (IUP) was issued to Creative Threads – a home based embroidery and cutting business. We do have a lot of home-based businesses in the community. They may at one time outgrow their home-based business.

Johnson Street – The City Council at their regular meeting on May 15, 2013 passed a Resolution approving Plans and Specifications for the Johnson Street Construction Project from 215th Avenue to 221st Avenue and Trunk Highway 65 Improvements. A copy of the map is attached for your review. There are only certain areas where we can leverage these dollars. You have to close an intersection. What is significant about this? It is zoned B2 and B3; it will go through areas that have pretty decent property. It could be commercial development some day. Moegerle asked when it would be complete. Davis said this year. Winter said very exciting.

Phase I, Utility I project – On Monday, May 13, 2013 a meeting was held with the businesses on the west side of Hwy. 65 that need to hook up to City sewer and water. Information regarding their fees, paperwork, and the Utility Infrastructure Loan Program were presented to them. That is on this agenda for you guys to do the final approval on that. It was an interesting meeting. It is what it is. We provided them with the information what we had in front of us today. We will be meeting with each business one on one.

Conner asked how many businesses there are. Winter said there are twelve.

Butler said when we close off 215th on Hwy 65 it might be disadvantageous from north or south bound flow of traffic. Once you dance with the state they hold all the cards. He did meet with one of the property owners to get a flavor of their thoughts on what was proposed. They were fine with it. There were (will be) some people who will be burdened with it. Based on the information he received there wasn't as much of a contentious rebound aftermath as one might have expected. Whoever did the presentation did a great job.

Bezanson asked is a right turn in and a right turn out off the table? He understands they will end the crossovers. Davis said you can qualify for a right turn and out but you lose money. Bezanson asked could we repay MNDOT back if that were prudent at that time. We are looking at a future project it would be a closure and right turn/right out in the vicinity. Butler said another thought he had, the design of the highway, the speeds that were in effect when the highway was developed; the turn lanes are inadequate. Davis said the deceleration lanes would be doubled on rebuild of the roads.

**Chamber
Update – Dan
Butler**

June 6 there is a meeting at Village Bank at 8:00 a.m. as a follow up to the May 2nd meeting. There is a steering committee that was created. He does know that Aggressive Hydraulics would be moved on the 3rd of that week. If there were any plans for a ribbon cutting, it would be the following week. Winter said perhaps the July Chamber meeting

**Loan
Resolution**

As part of the necessary legal action required putting the Utility Infrastructure Loan Program in place, the EDA needs to adopt the attached resolution. The HRA has lent the EDA money for other projects, such as AD Voltage. The EDA is the last official group to have to pass this.

Conner is confused. He thought this was behind us. He thought we took all the official actions. Winter said this is the legal action. This is what the attorneys have said is 'ok'. This is to make it official. Bezanson said he was glad someone brought up legal. He looked at paragraph four and he has some questions. Paragraph two; what if these things don't get repaid. As EDA members do we have liability? Winter said what it is, whoever applies for an assessment agreement, and then we have the option of assessing it on their taxes. Bezanson said it just strikes me, as this is a pretty serious thing.

Moegerle motioned to adopt a resolution authorizing the extension of loans to qualifying businesses and property owners pursuant to the utility infrastructure loan fund program and entering into with the City of East Bethel Housing and Redevelopment Authority of an interfund loan to receive funds for the administration of the loan program. Bezanson seconded, all in favor, motion carries unanimously.

**Revised EDA
By-Laws**

The EDA talked about this two or three meetings ago, after legal review.

The City Council has requested that the EDA Board consider making changes to the EDA By-laws so that they are consistent with other Boards and Commissions in the City of East Bethel. Specifically the following sections have been eliminated – Sections 4.2, 4.3, 4.8, 4.9, 4.10 – all of which had to do with financial transactions. The EDA does not operate financially independent of the City Council and so these sections were eliminated. We don't have our own checkbook, and do not do our own finance. Section 3.3 - Calling of Special meetings. The language was changed so that it was consistent with what the City Council requires to call a Special meeting. It takes two members to call a meeting. The language before said the President could call it. Butler said he thinks two is enough. Written notice should be given by the President. What if him and Brian wanted to get together and call a special meeting? How do we need know when there are conflicts? Winter said you would contact Davis, as the Executive Director and he would do that. Moegerle said what about having it be three, which would be more members. Bezanson said he thinks it is a good idea. Davis said it should probably be three. Lux said two board members one of which would be a non City Council member.

Bezanson moved to approve the proposed EDA by-laws changes and also change the number of members in needed in Section 3.3 to three. Lux seconded, all in favor, motion carries unanimously.

Moegerle said there is still section 1.3 in there that we don't have a seal.

Davis said was there a change in reporting on monthly reports. Butler said that is draft minutes. Winter said 4.4 it is up to interpretation if the monthly report can be the minutes. Davis said it would be a tabular report for the city council. As far as that goes, he wouldn't change anything. They can take care of the details.

EDA Budget

Per the Anoka County 2013 Taxable Market Value (attachment 2), East Bethel's taxable market value is \$733,712,259. With a maximum rate of .01813% that can be taxed for an EDA levy, this would generate funding of \$133,022 for 2014. Within that there are questions on how the costs will be assigned. The Taxable Market Value for 2012 was \$797,957,993 and was levied with the maximum rate, which produced \$144,670 for the EDA use. The decrease in market value from 2012 to 2013 will result in a reduction of the proposed EDA budget funds in the amount of \$11,648.

We just filled in some categories in there. We can finalize this at the next EDA meeting.

Fiscal Impact:

As noted above

Recommendation:

Consider approval of the proposed 2014 EDA Budget for presentation to City Council. We are looking for an approval of the maximum levy for 2014.

Butler wanted to know what the levy was for 2012. Davis said we have levied the same amount for 2012, 2013. We do not do an HRA levy. Butler asked if it would be better for the HRA to do the levy, because they are comprised of the City Council. His point is there are two elected officials. Davis the HRA is severely limited on what they can do with their budget, only housing issues. EDA can do many things. The hard projects with the reader board project, HRA can't do those. Conner said he has a question; is he correct then, our budget is a result of the EDA levy plus the HRA money. He gets confused. Davis said the County prior to 2011 was the City's HRA representative. The City had no control over that levy. The City was involved with a lawsuit to regain control of the HRA which they did in 2011. Which they opted to not to an HRA levy. If there is that much money in there, we need to do something with that, before we levy. Conner has an issue with HRA, doesn't involve us. Davis that is correct.

Butler said review these again, and come back with any recommendations. Davis said we would have more itemized information. We are now asking for recommendation if we do the maximum levy. Lux said that would result in \$133. Davis said the EDA budget has been decreasing. Conner said we aren't charged with the authority to spend it. Moegerle said we don't levy it or spend it. Conner said we how do we recommend that. Moegerle said like the water park RFP. Davis said like the reader board. Conner said at every meeting we should be touching base on where we are at the budget. We should be touching base on the budget each month. Because we are not certain we have done that. Davis said your role is an advisory role. Conner said we have \$133,000, we are being asked on how to prioritize it. We should every month talk about it. Have any of us got a differing opinion on what our priorities are from month-to-month? Moegerle said because she is on Council she is purposely not making motion on the levy.

Butler motioned to approve the maximum levy for 2014. Bezanson seconded, all in favor, motion carries.

Waterpark Proposals

Davis presented this item.

Consider approving a recommendation to City Council as to a direction to proceed on this matter.

Background Information:

By approval of City Council on April 3, 2013, Staff was directed to solicit proposals for a market study to evaluate the feasibility of a privately financed resort/water park development in East Bethel. The request for the RFP was sent to the following firms:

- 1.) World Water Park Association, Overland, KS
- 2.) Studio 106, Inc., East Bethel, MN
- 3.) TDG Communications, Deadwood, SD
- 4.) Lococo Company, LLC, Sandusky Ohio
- 5.) Bolton & Menk, Chaska, MN
- 6.) Hotel & Leisure Advisors, LLC, Cleveland, OH

- 7.) Polaris Business Strategies, Mobile, Ala.
- 8.) Acquatic Design Consultants, Inc. Louisberg, KS
- 9.) SBP Design Consulting, Wayzata, MN
- 10.) Public Private Initiative, Truman, MN
- 11.) Hakanson-Anderson, Assoc., Anoka, MN
- 12.) Ehlers, Roseville, MN
- 13.) HVS Hospitality Services, Chicago, IL
- 14.) Ady Voltedge, Madison, WI
- 15.) Landform, Minneapolis, MN
- 16.) Cassidy Turley, Minneapolis, MN
- 17.) Springsted, St. Paul, MN

Note: The response received from Hospitality Consulting Group in Excelsior, MN was either referenced from one of the local firms listed above or from information obtained on the City Website.

The purpose of the RFP request was to determine if there is initial justification for the water park concept based on the demographic and geographic information provided in the material for the consultants. Responses in the form of submittals were only requested if it was reasoned that the project had the potential for feasibility.

We received two qualified RFP's for the Market Feasibility Study for an Indoor Waterpark for the City of East Bethel. The two proposals were from:

- 1.) Hospitality Consulting Group, and
- 2.) Hotel & Leisure Advisors.

The proposal from the Hospitality Consulting Group would be a preliminary market overview of the project and a presentation of the findings that would lead to a decision to continue or discontinue the study. The cost for this initial phase is proposed to be \$3,450. If the decision were to continue the study, the cost to finish the proposal outline would be an additional \$13,650 or a total cost of both phases of \$17,100.

The proposal from Hotel and Leisure Advisors does not offer a predetermination alternative, but a study that would result in a market feasibility and financial analysis of the project at a cost not to exceed \$33,000. Additional services offered by this group are an economic impact study of the project and a presentation to City Council with the total costs for all the alternatives not to exceed \$50,000.

One item to be noted in both proposals is the mention of public financial participation and funding gaps. Even though this project is proposed as a privately financed venture, it should come as no surprise, no matter what the source of private capital, that some form of public monies may be required, either in the form of infrastructure, financing or other types of incentives to provide the impetus for feasibility. The projection of these needs should be incorporated as a component of any final report or recommendation.

It should also be noted that a plan and procedure to attract private financing for this project must be thoroughly defined and made crystal clear to any consultant that this is the major expectation of the deliverables, should the market and financial analysis indicate that the project is feasible.

Should this move forward and, although, both respondents to the RFP are reputable firms with an extensive background and experience in recreational/leisure projects, we need to exercise caution, as to their perception of our expectations. We must make sure that we would receive a final product that would answer our questions and provide detailed directions for our particular needs, rather than receive a report that contains only a compilation of data and generalized proposals for achieving our objectives.

At this point, the EDA should recommend to City Council to either move forward with the feasibility study and select a consultant for the work or discontinue any further action on this matter at this time.

Fiscal Impact:

The EDA Budget would normally be the primary source for funds for consultant fees for this service. Due to outstanding obligations, primarily the remaining balance on the City Reader Board of \$52,000, available EDA funds at this time would be approximately \$15,000. However, it would be prudent to maintain this remainder for other expenses, which may arise over the next seven months for the operation of the Authority. Should this project proceed, it would be necessary to request a General Fund transfer to cover this cost if the study is to be completed in 2013.

Recommendation(s):

Staff requests a recommendation from the EDA to City Council on this matter.

Moegerle asked about the budget. We had spent \$15,000, with the \$52,000 that is left on our reader board. She wondered why there is so little left. She said the General Fund expenditure form didn't have any numbers. We had a budget of \$144,000, we spent \$56,583. How do we come up that we don't have money? She said that the General Fund reimbursement that hasn't been done yet. Davis said that hasn't been transferred as of this date. That is usually done in June. Moegerle said we have the \$19,000 in contingency. We have the \$144,000. There will be a transfer of \$52,000 to make up for the balance on reader, \$56,583, general fund reimbursement. Plus the \$16,000 that is where we come up with remaining of \$15,000.

Conner has a question. Is he correct that there were 17 RFP requests sent and of that, only two responded? Davis said we had three responded, but the third didn't follow criteria. We hoped that the other firms would network with other firms they work with. There are only 8/9 people who can do this service and the people in this market are very limited. Conner said does the fact that we only receive two responses say anything. Davis said if some of these firms have been looking at what is going on in this City they might. Moegerle said there were four. She was emailed by a Brian, when they came down to finalizing the cost for zoning and engineering would exceed our top dollar in the RFP. There was an email that was forwarded to the entire Council. She thinks there was interest; if a complete stranger picks this up from reading through the minutes. His services would be more expensive than our limited budget. She got a sense our budget was too small.

Conner said perhaps one valid speculation is many of these people perceived it not worth the time and effort. Davis said pre-determination; if you don't feel it is feasible, don't submit. We wanted only serious people. Conner said he is speculating the limited number of responses, does it suggest at the outset, that this might not be something we want to give additional time to. Moegerle said she would be happy to provide the email from Brian.

Moegerle asked what our budget number was. Davis said our estimated cost at the EDA/Council level was from \$8-25,000. Lux said 8 of them weren't waterpark consultants. They needed to pass it off to another contractor. Butler said if you look at hotel and leisure advisors. They also did Great Wolf. He researched their list of people they helped. And the one outfit in Indiana evidently they didn't do it. It is a town of 600, Shipshewana. Page 3 of H and LA proposal. Second from top. There is no water park in that town. That is a suburb of a larger city of Fort Wayne. He doesn't know if there was cross-pollination. Lux said it was either an appraisal or study. Moegerle said it could have changed the names. Lux said they could have done a feasibility study and decided to not have one. Moegerle said Wannawaves and Splash Universe are the same place. The Great Wolf Lodge impressed her and it would be very desirable. She sees a lot of Holiday Inns and Ramada Inns. She also sees Sundusky, Ohio. That is a great destination. When we had discussions like this before, we had them come in and make presentations. Davis said if it is to move forward, then they should invite them both in to make a presentation. Butler said the Shipshewana is only open Thursday – Sunday. Moegerle said that Shipshewana is an Amish community. Butler said if your waterpark is closed Monday through Thursday, then how are we to draw business. He thinks the waterpark issue really is beyond the pocket book of the City. Moegerle this is for a private developer not a public developer. Butler said it is above the budget now. Moegerle said if we do this over two years. Ady Voltedge is a more of a pulling statistics from retail data basis, she thinks this would be more in depth said Lux. She thinks if, with hotel and leisure, if there is an option for a smaller up front portion, because we can't go into that. We aren't willing to

commit to that. Moegerle said if we got a Great Wolf Lodge, they might say it is Minneapolis, even though it is here. Some times that is how they indicate that.

Butler said there was an article in the Star Tribune that he sent on to Winter, which references the MOA that was asking for \$250 million dollars from the State of MN. Moegerle said that includes adding many things waterpark, hotels, stores, and restaurants. Phase Two as he is reading the hospitality consulting group's page 4, item 2, under Phase Two, 200 mile radius market area. If he is going to a waterpark, he will go to the one at MOA. Moegerle said explain that. Butler said the draw for MOA, and the phase two expansions would far outweigh any gravity that we may be able to get. Radisson Blue which isn't open, it has meetings booked. Radisson Blue versus East Bethel is two different universes. Moegerle said every holiday weekend there are back-to-back cars going north for holiday weekends. We have that 'up north' experience that is close to home. She would see this is 'the getaway that is not far away'. 'We can't all drive three hours up north. Why don't we send kids and wife to East Bethel, spend the rest of the day at the park, husband will work or golf with friends.' That is how she sees and envisions it. It is not because it has retail attractions. We would be attractive because we don't have all the retail.

Lux said her family has utilized the Otsego waterpark. It is an easy quick getaway. We have used the one Brooklyn Park also. You can't make it on weekends alone. Bezanson said he remembers at an early EDA meeting was some type of hotel housing. There is not enough demand. He got shot down. He wasn't looking at a five-story Holiday Inn. Take a look and he doesn't think things have changed since then. He doesn't believe in forcing things. He doesn't see enough private interest. It takes a \$50,000 RFP. We have other problems in this community, fiscally, that even if the \$50,000 fell from the sky, how are we going to take and participate in the public funding that is clearly pointed out. That is the way it always has been in these types of projects.

Conner said you cite what is in part the purpose of the EDA, we brainstorm and we are searching for things to consider. When we are considering things, when does it morph into a need for an RFP? Why does the waterpark need an RFP? If the EDA deems that we need hotels, will it require an RFP? If not, why not? Moegerle said because, Julie can probably explain it better than her. It is a small niche of commercial development. It is very tiny. This is a specialty. Is that fair? Lux said the RFP was decided by Council. Butler said not that we need to do it. We don't need to spend more money to decide that is going to work here or not. Conner said what if we said we want a pharmacy here in East Bethel, will that require an RFP and why would we consider an RFP now? Lux said it is pretty obvious that would be needed; a waterpark is highly specialized if it was tied into meeting rooms or Cedar Creek Nature Center. Is it a good idea to spend the money to find that out right now? Conner said if the waterpark is a good idea, why would we have to pay for a feasibility study? Why doesn't Winter put the word out, if it is a good idea? Why do we have to pay for this? Moegerle said many communities in the Minneapolis/St. Paul area could be interested in this. But I think if someone is going to put in a multimillion-dollar structure, they aren't going to go to some city who hasn't expressed an interest. They may not have the space. She got responses, and forwarded them on. Not every city is going to be interested or receptive. There is a little bit of interest and are you willing to put your money where your mouth is. How do you decide that kind of issue? If you are interested and not willing to find out more about it. Then you are flash in the pan. The feasibility study; we then go to Great Wolf Lodge and tell them that we are a great fit for your business model. We have something in hand to say we are great.

Lux said there is a waterpark in Mora. Winter said it is an addition to the City park. It is outdoors.

Butler said for \$3,500 and what do we get? They will meet with the City to get demographic data. They will identify what could compliment. The list of sites, we already have. You're talking about spending \$3,500 on what we already know. Then you will spend another \$14,000.

Butler motioned to decline the RFP and recommend to the City Council to not move forward. Conner seconded;

Lux said she has a feeling that Butler is right at this point in time. We might want to assess as development goes along. Initially we have to focus on the commercial development getting periphery. This is a long-term goal. Moegerle said do you want to amend his motion, to look at it later on it time. So, with that in mind, people won't break ground. Lux said we could revisit it in a year. Moegerle said would you accept that change. Butler said no. His motion is to recommend not moving forward with RFPs. Lux said fair enough; she could go along with that.

All in favor, motion carries.

**Other
Reports**

Winter said she doesn't have anything else. Sorry about the technology.

Moegerle said Johnson Street would be huge for us. We had a major response to the clearcutting. Anoka County has taken the lead. They have opposed the clearcutting. That is a positive step forward.

Butler said he talked to people at the Gun Club about that. They weren't receptive about having the timber crew use their land. Moegerle said the sale has been postponed from June to September. There are many alternatives being looked at resolving this.

Butler said if they got \$30,000 on it. If you amortize it, by the time you amortize, you could donate money to the school trust fund.

Davis wanted to address two points.

Caveat added to that, we couldn't require that electronic packets be mandatory. We will give you a paper packet. Otherwise we have to pay for internet and a computer for each member.

Summary minutes, City Council has voted to go with verbatim. What the Council sets for their policy is what everyone else will do.

Adjourn

Butler made a motion to adjourn the Economic Development Authority meeting at 8:45 p.m. Moegerle seconded; all in favor, motion carries.

Respectfully submitted by:

Jill Anderson
Recording Secretary