

# **SPECIAL BEMIDJI ECONOMIC DEVELOPMENT AUTHORITY**

## **A G E N D A**

**November 16, 2009**

**7:00 p.m. (or soon thereafter) – Conference Room**

1. CALL TO ORDER
2. PROPOSED SALE OF PROPERTY IN THE CITY OF BEMIDJI (Outlots A, B and C, South Shore Addition)
3. ADJOURN

## PROCEEDINGS OF THE BEMIDJI ECONOMIC DEVELOPMENT AUTHORITY (BEDA)

In Re: Proposed sale of Southeast Lake Bemidji Re-Development Project Property by the BEDA to Minnesota Department of Natural Resources (MN DNR).

### BACKGROUND AND FINDINGS

On Monday, November 16, 2009, the Bemidji Economic Development Authority (BEDA) considered the proposed sale of BEDA-owned property in the Southeast Lake Bemidji Re-Development Project Area and within the Plat of South Shore Addition, to the Minnesota Department of Natural Resources (DNR). The BEDA-owned property to be sold consists of three outlots in the Plat of South Shore Addition, designated as Outlots A, B and C. The BEDA previously accepted and executed a DNR Offer to Purchase the Outlots for \$2.3 million dollars.

The Minnesota DNR intends to use Outlots A and B for construction and connection of the Paul Bunyan State Recreational Trail segments, and to use Outlot C as a designated State Aquatic Management Area (AMA). The parties have tentatively negotiated a Joint Powers Agreement (JPA) to be executed once the sale has closed, which JPA shall govern the parties on-going relationship as adjoining property owners and respecting shared interests in the on-going use and management of their respective properties.

Pursuant to Minnesota Statutes Chapter 469, the BEDA conducted a public hearing in order to determine whether the proposed sale of Outlots A, B and C is in the best interests of the City of Bemidji and its residents and whether the proposed transaction furthers the BEDA's own general plan of economic development. Pursuant to the testimony received at the hearing and, based upon the discussion of Commissioners regarding the sale, the interests of the City and its residents, as well as the Authority's general plan for economic development, the Commission makes the following findings and decision:

1. The sale of Outlots A, B and C to the DNR will substantially accomplish one of the priority goals of the BEDA for purchasing and redeveloping the Southeast Lake Bemidji Re-Development Project Area, that being the extension and connection of the Paul Bunyan State Recreational Trail through the City of Bemidji.
2. The proposed sale of Outlot C to the DNR further enhances the recreational amenities being made available in the Southeast Lake Bemidji area which, in turn, will enhance the economic re-development of the entire South Shore area.
3. It is in the Community's best interest that the Paul Bunyan State Trail be extended and connected through and by way of the South Shore area, and that

the Aquatic Management Area be created to enhance the general recreational opportunities to be experienced along with the BEDA's other economic re-development initiatives for the surrounding area, including the construction of the Bemidji Regional Event Center

4. It is the consensus of the BEDA that it is in the City's financial best interests that the sale close according to the terms negotiated in the Offer to Purchase between the BEDA and the DNR.
5. That the sale will further the BEDA's general economic development plan for the City generally and the Southeast Lake Bemidji Re-Development Project Area specifically.

#### DECISION

NOW, THEREFORE, based upon the above Findings, it is the decision of the BEDA that the sale of Outlots A, B and C, South Shore Addition, to the DNR is in the best interests of the City of Bemidji and its residents and that the proposed transaction does further the Authority's general plan of economic development. Therefore, it is further recommended that the BEDA complete the sale, and that BEDA and City staff take all necessary administrative steps and actions leading to completion of the sale of the properties.

Dated:

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Richard Lehmann, President