

**BEMIDJI ECONOMIC DEVELOPMENT AUTHORITY**  
**Special Meeting Minutes**  
**Monday, November 18, 2013**

Pursuant to due call and notice, a special meeting of the Bemidji Economic Development Authority (BEDA) of the City of Bemidji, Beltrami County, Minnesota, was held on Monday, November 18, 2013, at 7:55 p.m. in the Council Chambers of City Hall, President Albrecht presiding.

Upon roll call, the following Commissioners were declared present: Albrecht, Meehlhause, Johnson, Hellquist, Olson, Erickson, Thompson

City Staff: Executive Director John Chattin, Public Works Director Craig Gray, Acting Secretary Michelle Miller

President Albrecht stated that the purpose of the Special BEDA meeting was to consider the Amendment to Purchase Agreement with South Shore Landing, LLC.

Chattin stated that due to the soil conditions and the finding of methane gas being released on the property, it has taken the developer significantly longer to be able to determine if in fact they are going to be able to build a project on that lot. Since the closing date on the purchase agreement must be done by December 1 and it will take several months to apply for a DEED redevelopment grant, the purchase agreement needs to be amended to extend the closing date.

Commissioners discussed the following:

- Thompson inquired of the possibility of the developer moving to another lot. Chattin stated that the price of this lot fit their pro forma and he doesn't know if another lot would. If nothing can be worked out on this and every possibility has been exhausted, they may consider locating on a lot elsewhere in the City of Bemidji but not necessarily on the South Shore.
- Erickson inquired of the probability of receiving the grant from DEED. Chattin stated that Brian Ross with Widseth, Smith, Nolting says that this project fits well with the grant program and feels there is a high probability of receiving the grant.
- Olson inquired which entity matches the grant, the City or the Developer.
- Albrecht stated that this should be looked at as a total project and all of the investment in the project has to at least match dollar for dollar with the request from DEED. It is not necessarily a cash match or an out-of-pocket match for the City. The 50/50 match could come from the total investment of the project from the developer and the City. Albrecht further explained that this grant opportunity needs to have a partner because with this grant money DEED expects that private development will occur.

**Motion by Commissioner Thompson seconded by Commissioner Hellquist, approving the amendment to the purchase agreement extending the closing date to April 30, 2014 and limiting the developer's liability for due diligence costs to \$3,000. Motion carried unanimously.**

ADJOURN

There being no further business, motion by Olson, seconded by Hellquist, to adjourn the meeting. Motion carried. Meeting adjourned at 8:10 p.m.

Respectfully submitted,



Michelle R. Miller  
B.E.D.A. Acting Secretary