

BEMIDJI ECONOMIC DEVELOPMENT AUTHORITY
Special Meeting Minutes
Monday, April 1, 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, April 1, 2013, at 7:00 p.m. in the Council Chambers of City Hall, President Albrecht presiding.

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

Staff: Executive Director John Chattin, Asst. Treasurer Ron Eischens, Public Works Director/City Engineer Craig Gray, Secretary Kay Murphy

President Albrecht stated that the purpose of the Special BEDA meeting was to hold a public hearing on the proposed sale of property by the City to B&B Enterprises LLC.

PUBLIC HEARING – Sale of Property

Chattin stated that the terms and findings for the sale to B&B Enterprises LLC have been drafted by the City Attorney. Chattin concluded saying that the proposed findings include the Authority's determination that the sale is in the best interest of the community and furthers economic development generally.

Pursuant to published notice, a Public Hearing was held to receive input regarding the proposed sale of property, in the City of Bemidji located in the South Shore Addition, to B&B Enterprises LLC. President Albrecht opened the public hearing at 7:01 p.m.

- Don Heinonen, 415 Gould Avenue NE, stated that he was not opposed to the development but had several concerns. He wondered if the developer paid less for the property than what the City paid for it. Also, he wanted to know the process that it went through. Did the City have a better offer and if there was money was left on the table?
- Tom Cooper, 2705 Beltrami Avenue NW, was concerned about the developer that was chosen. He commented that one of the developers has built "subpar" apartments and he hoped that the "bar" would be raised on the structures to be built in the south shore development.

Hearing no further comments President Albrecht closed the public hearing at 7:05 p.m.

President Albrecht stated that the Design Review Committee (DRC) has reviewed the proposed townhomes and the developer will have to meet guidelines set forth by this group.

Johnson commented that the entire property on the south shore was \$15 million of which 65 percent of the land is retained for the public good, i.e., storm ponds, trails, infrastructure and parks.

Olson inquired if there were a number of variances to the Planned Unit Development.

Chattin stated that there are variances for front yard setbacks along with the requirement for a sidewalk on one side. The exterior and the materials used are a decision that is made by the DRC. In addition, the DRC makes recommendations on a variety of issues, i.e., landscaping, stormwater, etc.

Erickson commented that vinyl siding would not be acceptable material to the DRC. She recalled that the proposed street is 28 feet wide. Gray stated that road widths are built according to traffic use and 28 feet is adequate for the proposed development.

Albrecht stated that the proposal that was received from the other developer was not as good as the one selected. She noted that B&B Enterprises is planning 18-20 additional townhomes for the adjoining southern parcel, whereas the other developer proposed storage units.

Motion by Commissioner Thompson, seconded by Commissioner Johnson, approving the proposed Findings and Decision for the sale of Lot 1, Block 4 in the Plat of South Shore Addition, to B&B Enterprises LLC. Motion carried unanimously.

ADJOURN

There being no further business, motion by Meehlhause, seconded by Johnson, to adjourn the meeting. Motion carried. Meeting adjourned at 7:19 p.m.

Respectfully submitted,



Kay M. Murphy
B.E.D.A. Secretary