

BEMIDJI ECONOMIC DEVELOPMENT AUTHORITY
Special Meeting Minutes
Monday, May 18, 2015

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, May 18, 2015, at 8:02 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, Larson

City Staff: Executive Director Nate Mathews, City Attorney Alan Felix, Finance Director Ron Eischens, Public Works Director Craig Secretary Kay Murphy

PUBLIC HEARING

Pursuant to published notice a public hearing was held relating to the Proposed Modification of the Boundaries of the Southeast Bemidji Economic Development District and the Development Program, and the Proposed Establishment of Economic Development District No. 1 and the Proposed Adoption of a Development Program. Mayor Albrecht opened the Public Hearing at 8:05 p.m.

Jason Aarsvold, Ehlers & Associates, Inc., provided background on the current Development District stating that it is the area of the City in which a tax increment district can be created and tax increment dollars can be expended, whether the area is located within a Tax Increment Financing (TIF) district or not. He stated that over the years, the City/BEDA has had several different development districts within the City that typically had the same boundaries as the corresponding TIF district that was established. BEDA currently has one Development District (Southeast Bemidji Economic Development District) that was created and the intended TIF district never moved forward. The City has three existing TIF Districts and two Development Districts (Development District #2 for TIF Districts #2 - Simpkins and TIF District #3 – Irvingboro, Development District #3 for TIF District #5 – Pace Housing).

Mr. Aarsvold stated that in an effort to simplify the defined boundaries of the Development District and provide for greater flexibility to utilize tax increment among districts or for other projects within the City (pooling), this modification will combine all former Development Districts into one (City and BEDA). The new Development District will be called Economic Development District No. 1 and the new boundaries will be expanded to include the corporate boundaries of the City. This will allow the City/BEDA to expend tax increment dollars for development and/or redevelopment purposes anywhere in the City for a qualified project.

Hearing no further comments, Mayor Albrecht closed the Public Hearing at 8:23 p.m.

BEDA RESOLUTION NO. 25: Establishing Economic Development District No. 1 and Adopting a Development Program therefor; Modifying the Tax Increment Financing Plans for Tax Increment Financing Districts Nos. 2, 3, and 5 therein; Modifying the Development Program for the Southeast Bemidji Economic Development District; and Establishing the University Heights Tax Increment Financing District Therein and Adopting a Tax Increment Financing Plan therefor; and Approving Execution of a Development Agreement with JT Properties, LLC was offered by Commissioner Olson, who moved its adoption, and upon due second by Commissioner Meehlhause, was passed by unanimous vote.

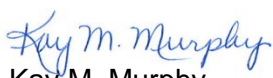
COUNCIL/STAFF REPORTS

- Council members provided updates on current events and meetings.

ADJOURN

There being no further business, motion by Meehlhause, seconded by Hellquist, to adjourn the meeting. Motion carried. Meeting adjourned at 8:45 p.m.

Respectfully submitted,


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