

CITY COUNCIL PROCEEDINGS

BEMIDJI, MINNESOTA

Special Meeting/Work Session – July 29, 2013

Pursuant to due call and notice, a special meeting/work session of the City Council of the City of Bemidji, Beltrami County, Minnesota, was held on Monday, July 29, 2013, at 6:00 p.m. in the Conference Room of City Hall, Mayor Albrecht presiding.

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

Staff Present: City Manager John Chattin, City Attorney Alan Felix, Public Works Director/City Engineer Craig Gray, City Clerk Kay Murphy

RESOLUTION NO. 5846: Approving a Temporary Off-Premises Liquor Permit for the Eagles Club Picnic was offered by Councilmember Meehlhause, who moved its adoption, and upon due second by Councilmember Johnson was passed by unanimous vote.

Proposal Review Process

Chattin described past practice of receiving proposals for purchase of City and BEDA owned property. He suggested that the current process could work well with additional guidance or parameters by the City Council. He expressed concerns about negotiating land offers publicly in the committee meeting. However, he suggested that some of the details could be worked out prior to going to the Proposal Review Committee. Chattin stated that it is imperative to have guidelines, especially with HRDC and Greater Bemidji, as they have different goals.

Councilor Hellquist stated that he does not want to be lobbied by HRDC or Greater Bemidji on projects. He suggested that the Council define the number of people and that an application go to an access point that is open and fair to all parties. He recommended Charles (Chuck) Nordquist for the committee.

Discussion continued regarding the makeup of a Proposal Review Committee. Consensus of the Council was as follows:

- 3 Council - Albrecht, Erickson, Thompson and Hellquist as an alternate
- 3 staff - Chattin, Gray, Rice
- 3 community members to be appointed

The Committee would set up a regular meeting day and time for developers to make a proposal.

City Attorney Felix noted that Open Meeting Laws would apply as this would be a Committee appointed by the Council. However, Minnesota does provide an opportunity to close meetings for certain purposes.

Council discussed the parameters they would like staff to consider when developers come to them with proposed projects, which included the following:

- Types of incentives seeking from the City
- Amount of offer
- Good fit for south shore development

Council agreed that they would not be interested in a development that requested deferring payment for the property.

Olson stated that he would like to see a current appraisal for the south shore property.

Hellquist suggested that there were appraisers in Bemidji that could provide the City with values.

Felix responded that local appraisers are licensed to do residential and the south shore requires someone with commercial appraisal expertise. Felix further stated that he has a

call into the City Assessor and should have some updated information to share with the Council.

Mayor Albrecht suggested that the Council set goals for sale of property. The following goals were identified:

- Maximum sale price
- Maximum development
- Expand tax base
- Attract traffic generation
- Encourage marina

Johnson suggested that this process be used for selling all city-owned property.

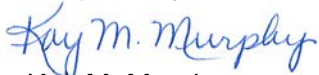
Mayor Albrecht stated that the Council needs to trust staff to visit with developers and have a good sense of what the Council's expectations are for sale price.

Chattin stated that staff will work with HRDC and Greater Bemidji staff regarding proposals prior to meeting with the Proposal Review Committee. All offers and counter offers within Council guidelines will come before the Council.

ADJOURN

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

Respectfully submitted,



Kay M. Murphy
City Clerk