

BEMIDJI ECONOMIC DEVELOPMENT AUTHORITY SPECIAL MEETING MINUTES

Monday, July 6, 2020

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, July 6, 2020, at 7:30 p.m. in the Council Chambers of City Hall, President Albrecht presiding via video and telephone conference.

Upon roll call, the following Commissioners were declared present: Albrecht, Meehlhause, Johnson, Rivera, Erickson.

Staff Present: Nate Mathews, Alan Felix, Craig Gray, Michelle Miller

Consider Modification of City of Bemidji Development Program for Economic District No. 1 and Consider TIF District Application Request for Mountain View Meadows Housing Development Project

Mathews stated that the BEDA board will need to discuss expanding the City of Bemidji Development Program for Economic District No. 1 boundary to incorporate the newly annexed areas of the city limits. Additionally, BEDA members will discuss proceeding with establishing a TIF district for the Mountain View Meadows Housing Development Project brought forward by Mitch Rautio. The proposed plans for the new development includes 85 single family homes, 111 multi-family units, two commercial lots, a park, and connections to the Paul Bunyan Trail. Rautio stated his intent is to create a family friendly neighborhood which would be completed in three phases and is anticipated to provide a final market value of \$13.6 million.

Rebecca Kurtz, with Ehlers, stated that the cost of public infrastructure is eligible for TIF financing. The estimated cost of Phase 1 costs could be between \$1.1 and \$1.5 million dollars. However, an analysis will need to be completed that will be brought to the board as a part of the TIF process.

Motion by Erickson, seconded by Meehlhause, accepting the TIF application and approval of the Preliminary Development Agreement with Puddle Duck Properties, LLC, the City of Bemidji and BEDA; and approval of the Professional Services Agreement with Ehlers for establishing a TIF district with Mountain View Meadows. Motion carried by the following roll call vote: Yeas: Rivera, Erickson, Meehlhause, Albrecht, Johnson.

Motion by Meehlhause, seconded by Johnson, approving the modification to the City of Bemidji Development Program for Economic District No. 1 boundaries to incorporate newly annexed property. Motion carried by the following roll call vote: Yeas: Erickson, Albrecht, Johnson, Rivera, Meehlhause.

ADJOURN

There being no further business, motion by Meehlhause, seconded by Johnson, to adjourn the meeting. Motion carried. Meeting adjourned at 7:57 p.m.

Respectfully submitted,



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