

**MEETING OF THE  
DULUTH ECONOMIC DEVELOPMENT AUTHORITY  
Wednesday, April 24, 2013 - 5:15 p.m.  
Room 303, City Hall**

**MINUTES**

**Call To Order:** The April 24, 2013, meeting of DEDA was called to order by President Monaco at 5:15 p.m.

**Present:** Nancy Aronson Norr, Jay Fosle, Dan Hartman, John Heino, Emily Larson, Don Monaco, Christine Townsend

**Others Present:** Bob Asleson, Bill Burns, Joan Christensen, Christopher Eng, Brian Gorecki, Bronwyn Lipinski, Kevin Scharnberg, Heidi Timm-Bijold

**APPROVAL OF MINUTES:** March 27, 2013. Accept as written. Vote: Heino/Larson (6-0-1)  
Hartman abstains.

President Monaco requested that the NorShor Update be moved up on the agenda.

**DISCUSSION**

**1. NORSHOR UPDATE**

Gorecki reported that they closed on a LISC pre-development loan. This project is in the Governor's and MN House bonding bill for \$4.95 million. The group with which they are talking to about New Market tax credits was awarded \$60 million, which may help fill a \$10 million overall project gap. They are on track for a September 2013 closing, then will be in the ground shortly thereafter with a 12-14 month construction range. The Letter of Agreement (LOA) of state legacy grant funds must go through a non-profit partner, the Duluth Playhouse. DEDA must co-sign the LOA as the building owner, but DEDA will be removed at closing. Fosle asked how far \$150,000 can go for renovating the outside of the building. Gorecki explained that this is a matching grant, and it is estimated that it will cost approximately \$500,000 for exterior improvements.

**RESOLUTIONS FOR APPROVAL**

**NEW BUSINESS**

**1. RESOLUTION 13D-13: RESOLUTION AUTHORIZING EXECUTING A LETTER AGREEMENT WITH SHPO PERTAINING TO THE HISTORIC NORSHOR THEATRE**

**Discussion:** See discussion item 1 above.

**Vote to Approve Resolution 13D-13:** Passed Norr/Heino (6-1) Fosle

**2. RESOLUTION 13D-14: RESOLUTION APPROVING A SUBLEASE AGREEMENT WITH TECH VILLAGE, LLC**

**Staff:** Eng said that this is a month to month lease in the Tech Village for \$7,400.90 per month, and the tenant is ready to move in on May 1st.

**Discussion:** Burns explained that this lease is almost identical to the previous lease in the same space. A&L Properties is trying to get a tenant into this space that could involve another 100+ high paying jobs coming to Duluth. Eng said the lease could be for 60-90 days.

**Vote to Approve Resolution 13D-14:** Passed Unanimously Fosle/Hartman (7-0)

## DISCUSSION

### 2. DIRECTOR'S REPORT

- A) Eng mentioned a letter from President Monaco in the DEDA packets disclosing a potential conflict of interest because he has ownership interest in the Waterfront Plaza Condominium Association. This is in regard to the expansion of an existing company into nearby space and parking in the Irvin and Steam Plant parking lots. President Monaco will abstain from any discussions or voting on this issue.
- B) DEDA staff are meeting weekly with Pier B and they are making progress with financing.
- C) The Economic Development Strategic plan draft is expected next week. A copy will be forwarded to the Board. The team who developed the strategic plan will be at the May DEDA meeting to give a presentation. Eng asked if Board members would be able to meet at 4:30 PM instead of 5:15 PM, but the consensus was to keep the meeting at a 5:15 PM start. Monaco asked if any other Board members have had individual contact with the team. Norr was the only one who may have. Hartman asked if important information is left out of the report, if they will come back. Eng replied that yes, they would.
- D) A financial update will be on the May agenda including information through April 2013.

Norr brought up the fact that the EDAM summer conference will be in Duluth at the same time as the June DEDA meeting, and asked if the June DEDA meeting could be rescheduled. Commissioners will be polled for a new meeting date.

**ADJOURNMENT:** President Monaco adjourned the April 24, 2013 meeting of the DEDA at 5:34 p.m.

Respectfully submitted,



Christopher T. Eng  
Executive Director

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