

**MEETING OF THE  
DULUTH ECONOMIC DEVELOPMENT AUTHORITY**  
**Wednesday, June 22, 2011 - 5:15 p.m.**  
**Room 303, City Hall**

**MINUTES**

- Call To Order:** The June 22, 2011, meeting of DEDA was called to order by President Heino at 5:15 p.m.
- Present:** Nancy Aronson Norr, Todd Fedora, John Heino, Don Monaco, Christine Townsend
- Absent Excused:** Jeff Anderson
- Absent Unexcused:** Tony Cuneo
- Others Present:** Kurt Bartling, Ron Brochu, Joan Christensen, Sheryl Filby Williams, Elissa Hansen, Brian W. Hanson, Bronwyn Lipinski, Mark McShane, Jeff Quint, Kevin Scharnberg, Chris Shroyer, Heidi Timm-Bijold

**APPROVAL OF MINUTES:** May 25, 2011. Accept as written. Vote: Unanimous (5-0)

**PUBLIC HEARINGS**

**1. THE DEDA ATLAS INDUSTRIAL PARK SITE EPA BROWNFIELD CLEAN-UP GRANT**

No public input.

**2. RESOLUTION AUTHORIZING A BUILDING IN DULUTH 2011 CONDITIONAL GRANT AGREEMENT WITH INVOLTA, LLC IN AN AMOUNT NOT TO EXCEED \$350,000**

No public input.

President Heino requested to change the order of the agenda. All Commissioners agreed.

**RESOLUTIONS FOR APPROVAL**

**NEW BUSINESS**

**4. RESOLUTION 11D-34: RESOLUTION APPROVING FIRST AMENDMENT TO THE BUILDING IN DULUTH 2011 SPENDING PLAN EXTENDING THE TIME FRAMES THEREFORE AND REQUESTING APPROVAL OF THE DULUTH CITY COUNCIL**

**Staff:**

**Discussion:**

**Vote to Approve Resolution 11D-34:** Passed Unanimously (5-0)

5. **RESOLUTION 11D-35: RESOLUTION AUTHORIZING A BUILDING IN DULUTH 2011 CONDITIONAL GRANT AGREEMENT WITH INVOLTA, LLC IN AN AMOUNT NOT TO EXCEED \$350,000**

**Staff:** Hanson explained that Involta is now eligible for the BID 2011 program because of the extension of deadlines from the legislature. The only change in the agreement sent out in the DEDA packets is on page nine; the number \$8,135,000 should read \$8,315,000.

**Discussion:**

**Vote to Approve Resolution 11D-35:** Passed Unanimously (5-0)

6. **RESOLUTION 11D-36: RESOLUTION APPROVING THE DECERTIFICATION OF TAX INCREMENT FINANCING DISTRICT NO. 20 a/k/a COUNTY DISTRICT NO 083 EFFECTIVE DECEMBER 31, 2016**

**Staff:** Hanson said this is the second time a data center project in this location has requested a JOBZ subzone modification. This modification requires approval from the City Council, County Commissioners, and the School District. The first time a data center project was heard by County Commissioners, the County asked that TIF District 20 be decertified. At that time, staff agreed to this condition to facilitate the subzone modification. The subzone modification was not needed, the subzone was never created, and TIF District 20 was not decertified. This time, City Administration and the County agreed to decertify the District in 2016.

**Discussion:**

**Vote to Approve Resolution 11D-36:** Passed Unanimously (5-0)

1. **RESOLUTION 11D-31: RESOLUTION AUTHORIZING AN AMENDED AND RESTATED SUBLEASE AGREEMENT OF TECH VILLAGE SPACE TO AMERICAN MOBILE POWER SYSTEMS, INC.**

**Staff:** McShane explained that AMPS has occupied a space in the Tech Village as of June 1<sup>st</sup> under a short term lease with Executive Director approval. This resolution would lengthen the lease term to one year with a 60 day "out" clause for either party. The sublease rate allows a small income for DEDA after costs for the space.

**Discussion:** Fedora asked if there is any economic benefit to the Tech Village building owners. Hanson replied that this agreement is only between DEDA and AMPS; Tech

Village only approved this transaction per sublease terms.

**Vote to Approve Resolution 11D-31:** Passed Unanimously (5-0)

**2. RESOLUTION 11D-32: RESOLUTION COMMITTING DEDA TO BE BOUND BY PLA REQUIREMENTS OF SECTION 2-29 OF THE Duluth City Code, 1959, AS AMENDED**

**Staff:** Hanson said that this is the first in a series of employment related DEDA policies to be examined. This would mirror the City PLA policy, but for DEDA.

**Discussion:** A discussion was held about what types of projects will follow this policy. This will apply to DEDA owned or developed projects, but not to BID 2011 projects or others who apply for a loan or other assistance through DEDA. It will conform to existing City code for projects when the City is hiring a contractor. Norr asked that for future policy discussions, it would be nice to see side by side differences in DEDA and City policies.

**Vote to Approve Resolution 11D-32:** Passed Unanimously (5-0)

**3. RESOLUTION 11D-33: RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH BARR ENGINEERING COMPANY FOR MANAGEMENT OF ENVIRONMENTAL CLEANUP AT THE ATLAS INDUSTRIAL PARK SITE IN AN AMOUNT NOT TO EXCEED \$257,507**

**Staff:**

**Discussion:**

**Vote to Approve Resolution 11D-33:** Passed Unanimously (5-0)

**DISCUSSION**

Christensen handed out a memo from attorney Alison Lutterman about open meeting law as an informational handout.

**ADJOURNMENT:** President Heino adjourned the June 22, 2011 meeting of the DEDA at 5:56 p.m.

Respectfully submitted,

  
Brian W. Hanson  
Executive Director

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