

Lakes Area Economic Development Authority
September 26, 2024

Members Present: Bobbie Osterberg, Greg Bowen, Joel Dahlheimer, Jason Uhde

Members Absent:

Staff Present: Nicole Fernholz, AAEDC

Call to Order: The meeting of the LAEDA Board of Commissioners was brought to order at 4:00 pm by President Dahlheimer.

August 29, 2024 Minutes: Minutes were reviewed

A motion by Bowen, seconded by Uhde, to approve minutes as presented, motion carried.

Approval of 3rd Quarter LAEDA Balance Sheet: Fernholz reviewed balance sheet that was current to 9/24/24

A motion by Osterberg, seconded by Bowen, to approve the LAEDA 3rd Quarter Balance Sheet, motion carried.

Resolution 24-08 to Convey property to City of Garfield

Fernholz provided the background on a LAEDA promissory note to the City of Garfield through REA for property located in Garfield. Note has been paid in full and satisfaction of mortgage has been recorded. Garfield is exercising their option to purchase the property through a quit claim deed.

A motion by Bowen, seconded by Osterberg, to adopt resolution 24-08 conveying property to City of Garfield and authorizing Joel Dahlheimer to sign related documents, motion carried.

Resolution 24-09 Adopting LAEDA 2025 Levy

Fernholz provided the 2025 LAEDA budget. Setting the annual levy is the policy decision of LAEDA. The maximum allowed LAEDA levy is 0.1813 of property valuation of supporting municipalities. The 2025 maximum levy is \$731,878.

A motion by Uhde, seconded by Osterberg, to adopt Resolution 24-09 setting the 2025 LAEDA at \$246,717 representing a zero percent increase from 2024, motion carried.

Lakes Country Service Cooperative /Avionics Building located at 1204 34th Avenue West:
Bank bids were due on August 27th at 12 pm. There were no bids on the financing of the project.
Feedback from lenders:

- Unsecured loan
- At capacity for tax-exempt financing
- Uncertain of leasing structure

There is currently one lender, Flagstar from Cincinnati Ohio, interested in financing the loan with LAEDA, but is challenged with the City of Alexandria's ground lease on the property. Outside of financing the project, LAEDA has \$520,054 dollars in reserve at Viking Bank that could be used to purchase the building.

A motion by Osterberg, seconded by Bowen, to move forward with the purchase of the building at the appraised value of \$405,000 using the funds at Viking Bank, and allowing staff to work on lease details with Lakes Country Service Cooperative, motion carried.

Approval to set meeting for October 9th at 4 pm

A motion by Bowen, seconded by Uhde, to set the next meeting for October 9th at 4 pm to finalize purchase of property at 1204 34th Avenue West and finalize the Lakes Country Service Cooperative lease details, motion carried.

Board Updates: none

Adjourn: Hearing no additional business, a motion by Bowen, seconded by Osterberg, to adjourn the meeting at 4:45 pm.