

City of Braham  
EDA Meeting  
May 12, 2021  
2 pm – City Hall

Administrator Grafstrom called the meeting to order at 2:04 pm. Members present Tony Cuda, Councilor Seth Zeltinger, Mayor Tish Carlson, Loren Nelson, and Becky Turnquist.

### **Approve the Agenda**

Becky Turnquist requested to add the Food Truck Ordinance and Seth Zeltinger asked to add the Lipinski Property.

***Mayor Carlson moved to approve the agenda with the addition of the Food Truck Ordinance and the Lipinski Property.*** Motion seconded by Councilor Zeltinger and carried unanimously.

### **Approve Minutes**

Committee reviewed the minutes from the 8/19/20, 2/10/21, and 4/14/21 meetings as they have not been approved yet.

***Mayor Carlson moved to approve the minutes as written from 8/19/21, 2/10/21, and 4/14/21.*** Motion seconded by Becky Turnquist and carried unanimously.

### **EDA Revolving Loan Fund**

The Beautification Committee met and was asking the EDA to allow more flexibility in their revolving loans as they would go farther and every business may not need \$5000. Committee discussed offering loans in increments of \$1000 in the amounts of \$1000 for 1 year, \$2000 for 2 years, \$3000 for 3 years, \$4000 for 4 years, and \$5000 for 5 years, each with no interest but the \$100 origination fee.

***Becky Turnquist moved to approve offering no interest revolving business loans in the amount of \$1000 for 1 year, \$2000 for 2 years, \$3000 for 3 years, \$4000 for 4 years, and \$5000 for 5 years, each with \$100 origination fee.*** Motion seconded by Councilor Zeltinger and carried unanimously.

### **Hotel Feasibility Study**

The committee discussed the Hotel Feasibility Study. Grafstrom and Mayor Carlson let them know that Hospitality Marketers had been approached by Windom and Choice, who both expressed interest in Braham pending the feasibility study. Most of the committee felt the City of Braham could not support a hotel and did not think the study was worth finding out. Nelson expressed concern about how dismissive both Hanis and Developer Tweten were of the desktop study as he felt this is more where we are at. The committee has tabled this for now, no action taken.

## **Food Cart Ordinance**

The committee discussed the ordinance and application presented by Administrator Grafstrom. She told them she looked at many other cities to develop this. There were questions by the committee on how to handle pie day and what kind of fee should be associated with it. At the direction of the committee, Grafstrom will rework the ordinance and they will review again before making a recommendation to City Council.

## **Lipinski Property**

Zeltinger stated he has been communicating with Chuck Lipinski and Lipinski expressed interest in selling his properties along 107 to the City. He would gift \$300,000 of the value and the City would purchase it for \$200,000. Zeltinger said we could possibly get it for less. The committee is interested in pursuing this, but they are concerned about the scrap on the property, and they have concerns about MPCA cleanup. Zeltinger suggested they do an inhouse appraisal at the bank to establish the value, then consider making an offer to Lipinski contingent on removal of the scrap and the environmental assessment. They wondered if council would go for this. Grafstrom stated the City has to complete the infrastructure in the industrial park which was what the Planning Commission recommended they do first. She added the City is already going in with the county to eradicate the noxious weeds on Lipinski's property to prevent spread and he has not been in touch with the City at all. Zeltinger reported he is also behind on his property taxes. Grafstrom suggested the City should not take action and wait until it is tax forfeited and review at that time. As he is only 1 ½ years behind, Zeltinger was concerned that is almost a full 7 years to wait. Grafstrom also said it would be better for a developer to purchase it and put something in instead of the City buying it in the hopes of reselling. Mayor Carlson said if they City already had a business interested it would be different, but they don't at this time. The committee decided Zeltinger will speak with Lipinski and see if he will clean it up and maybe do an appraisal. Zeltinger suggested maybe the City would split the cost of the appraisal with Lipinski. He will also check on the tax value. The Committee wondered if they city could clean up the property. Grafstrom said if it violates ordinances, the police can send a letter. The Committee wondered if there were any funds to help the city clean it up if they purchased it. Nelson wondered if the City should pay to have the soils tested as the school and the City's old well are near there. Grafstrom said it is private property. Nelson said we should not bury our head in the sand and pretend it doesn't exist. The committee would like to see elderly housing go in there. Grafstrom stated it was zoned for business and she would rather see a convenience store and other businesses go in there. Others agreed this would also be a nice addition. No other action was taken or recommendations made.

There being no further business of the City of Braham EDA, ***Becky Turnquist moved to adjourn the meeting of May 12, 2021.*** Motion seconded by Tony Cuda and carried unanimously. Meeting adjourned at 3:40 pm.