



**City of Newport
Newport Economic Development Authority Minutes
November 6, 2014**

1. CONVENE ECONOMIC DEVELOPMENT AUTHORITY MEETING

Mayor Geraghty called the Regular NEDA Meeting to order at 6:43 P.M.

A. Roll Call

Commission Members Present – Tim Geraghty, Tom Ingemann, Bill Sumner, Tracy Rahm, Steven Gallagher

Commission Members Absent -

B. Review Agenda

Motion by Gallagher, seconded by Geraghty, to approve the Agenda as presented. With 5 Ayes, 0 Nays, the motion carried.

C. Approval of August 7, 2014 NEDA Meeting Minutes

Motion by Gallagher, seconded by Ingemann to approve the August 7, 2014 minutes as presented. With 5 Ayes, 0 Nays, the motion carried.

2. NEW BUSINESS

A. Resolution No. 2014-5 - Adopting the 2015 Proposed Budget

Admin. Hill presented on this item as outlined in the November 6, 2014 NEDA packet.

Commissioner Rahm - What's our goal for the property behind City Hall?

President Geraghty - Options. It makes it more valuable if we leave or allows us to expand. The \$50,000 for the cleanup, is that what we're obligated to pay?

Admin. Hill - Yes. That amount is an estimate because not all of the bills are in.

President Geraghty - When would we have ownership of that land?

Admin. Hill - We won't buy it until the PCA has signed off on it. I'd assume in spring time.

Commissioner Gallagher - The Red Rock Gateway Properties, is that acquire properties?

Admin. Hill - That's the Maxwell site.

Commissioner Rahm - That's only \$100,000?

President Geraghty - No, first we need to make payments to MnDot for \$400,000 and then we need to purchase the underlying property and Newport Cold Storage said \$40,000 and then we need to do the deed.

Commissioner Gallagher - I'd like to see the City do something that would accent the HRA's work and hire someone to make contacts for potential businesses. I think that would be smart. That would be more economic development than the levee park.

Admin. Hill - We can make adjustments at any point.

Motion by Geraghty, seconded by Sumner, to approved Resolution No. 2014-5 adopting the 2015 Budget. With 5 Ayes, 0 Nays, the motion carried.

B. Discussion Regarding the Maxwell Avenue Site

President Geraghty - I asked Deb to put this on there because I would like us to give the Administrator authority to negotiate with Cold Storage and work on the deed.

Attorney Knaak - The Engineer and I are meeting to work on the title. I'm expecting that we will have a two-part package. The first is to use as a proposal to the State to purchase the easement rights and then a quiet title if we need one.

President Geraghty - Is there anything wrong with us authorizing the Administrator to negotiate?

Attorney Knaak - No, it would be subject to us getting the easement.

Commissioner Gallagher - So MnDot is willing to sell the easement?

Admin. Hill - They were directed to.

Motion by Geraghty, seconded by Rahm, to authorize the City Administrator to begin negotiating with Newport St. Paul Cold Storage and directing the attorney to continue to work on the deed. With 5 Ayes, 0 Nays, the motion carried.

C. Discussion Regarding Lot Sale

Admin. Hill - We have the Roger Johnson property behind Steve Marko's old house and the Mosley property on the west side of Stettner's house. We have two lots there. John Anderson, who has been doing a number of the in-fill houses in town, is interested in both of those sites. I have the assessed values, they are about \$45,000. I know there's a couple of real estate agents that live in Newport and maybe I can talk to them about getting an appraisal done.

President Geraghty - Do we have to advertise those?

Attorney Knaak - You have discretion. If someone makes an offer and you feel it's a fair value you can accept it. It's usually a good practice to bid it out though.

Commissioner Gallagher - Could we do a RFP for it?

Admin. Hill - Developers do not like RFP's. We didn't have anything with the Public Works RFP. We could always list it with an agent.

Attorney Knaak - Yes, you could do that too. It's your judgment.

Commissioner Sumner - What does an appraisal cost?

Attorney Knaak - Probably \$300.

Commissioner Rahm - I would do that.

Admin. Hill - I'd like to explore that and what type of options we have.

Commissioner Sumner - With \$300 then we have something to go with.

Commissioner Gallagher - What if someone wants to put in manufactured homes in there?

Admin. Hill - There are development standards.

Commissioner Gallagher - Don't we have like 11 parcels in that area?

Admin. Hill - They're all little parcels that protect the ravine.

Commissioner Gallagher - Couldn't we combine them?

Admin. Hill - We could combine the one on 7th Street to make a buildable lot. I'll explore it more than.

3. OTHER BUSINESS

4. ADJOURN

Motion by Geraghty, seconded by Ingemann, to adjourn the NEDA Meeting at 7:04 p.m. With 5 Ayes, 0 Nays, the motion carried.

Signed: _____
Tim Geraghty, President

Respectfully Submitted:

Renee Eisenbeisz
Executive Analyst