



**City of Newport  
Newport Economic Development Authority Minutes  
March 5, 2015**

**1. CONVENE ECONOMIC DEVELOPMENT AUTHORITY MEETING**

President Geraghty called the Regular NEDA Meeting to order at 6:21 P.M.

**A. Roll Call**

Commission Members Present – Tim Geraghty, Tom Ingemann, Bill Sumner, Tracy Rahm, Dan Lund

Commission Members Absent -

**B. Review Agenda**

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

**C. Approval of January 15, 2015 NEDA Meeting Minutes**

**Motion by Sumner, seconded by Ingemann to approve the January 15, 2015 minutes as presented. With 5 Ayes, 0 Nays, the motion carried.**

**2. NEW BUSINESS**

**A. Discussion Regarding Proposed Street Vacation and Parcel Exchange**

This item was moved to the March 5, 2015 Regular City Council meeting.

**B. Discussion Regarding Former Public Works Site**

Admin. Hill presented on this item as outlined in the March 5, 2015 NEDA packet.

**Commissioner Sumner** - We can develop those without limiting what we do on the remainder of the lot?

**Engineer Herdegen** - Yes, the biggest concern is this is our best opportunity to solve an existing problem on 5th Avenue by reserving enough space on the back lot lines to relieve the stormwater utilizing 4th Avenue.

**Commissioner Sumner** - Would a swale run on the back of those lots? Would it be above ground?

**Engineer Herdegen** - Yes. It hasn't been designed yet, it could be either above or below ground.

**President Geraghty** - Are you recommending any particular option from John's memo?

**Admin. Hill** - I believe we were looking at a combination of options b and c with 4 lots along 4th Avenue.

**President Geraghty** - What are the costs?

**Engineer Herdegen** - It would depend on how the project went. If we just did the 4 lots on 4th Avenue, there

would be minimal engineering involved in that, it would mainly be keeping the easement open. If we platted the entire lot then it would be an opportunity to reconstruct 5th Avenue and 11th Street in order to correct the stormwater issues and sanitary sewer infrastructure. I don't have a good estimate for the total project cost but I can provide that.

**President Geraghty** - You should develop more concrete numbers and plans and we should move forward.

**Commissioner Lund** - It would be nice to have the current plan in front of us.

**President Geraghty** - Yes, keep moving forward on this.

**Commissioner Rahm** - The 4th Avenue lots don't need a ton of work right?

**Admin. Hill** - No.

**Commissioner Rahm** - I think it's important to get the costs.

### **3. OTHER BUSINESS**

**President Geraghty** - What's going on with the Cold Storage site and payments to MnDot? I'm afraid that if we don't make a payment they'll increase the price.

**Attorney Knaak** - We should be able to do that. I'm still waiting for the title report that I thought was coming.

**President Geraghty** - Does Cold Storage still think they own it?

**Attorney Knaak** - Yes.

**President Geraghty** - If we lock heads or can't come to terms, what's our leverage? We want to get control of it to get it developed.

**Attorney Knaak** - Yes and they want to develop it too but they know it won't be done if the City doesn't like it.

**President Geraghty** - Yes but they may want to do something we don't want. Can we make a payment to MnDot?

**Attorney Knaak** - You could but it guarantees nothing. If Cold Storage is correct, it may simplify the process.

**President Geraghty** - But what if they don't want to sell it? Could we condemn it?

**Attorney Knaak** - You could but I would suggest those discussions are held at a closed session.

**Admin. Hill** - He knows that he can't do anything without the City's approval.

**Commissioner Rahm** - Why is this taking so long?

**Attorney Knaak** - It's the title work that is being done and I just sent another email today. If we don't get a result soon I'll go to another vendor.

**President Geraghty** - If they do own it what's the next step? I know they were interested in developing it.

**Admin. Hill** - We won't know that until we find out if they own it. Our meeting with them was very positive.

### **4. ADJOURN**

**Motion by Geraghty, seconded by Rahm, to adjourn the NEDA Meeting at 6:35 p.m. With 5 Ayes, 0 Nays, the motion carried.**

Signed: \_\_\_\_\_  
Tim Geraghty, President

Respectfully Submitted:

Renee Eisenbeisz  
Executive Analyst