

SBURA Board Meeting notes:

11/5/24 , 6pm

In attendance:

Board Consultant: Dick Zier

Board: Scott Hanser, Jeff Muri, Dick Zier, Kevin Heaney, Andrew Houlihan, Carolyn Rukstad, Mike Ericsson

Public: Mayor Bill Cole, Wyeth Friday, Kevin Nelson, Lori Nelson, Mike Mayott, 2 owners (Trent) and one contractor for Service pro express project.

Items:

1. Approval of Minutes
 - a. Vote: Jeff motioned to accept previous months meeting minutes, 2nd by Carolyn, Board unanimously approved
2. Amend Rec Campus Update
 - a. Information: 4 applicants, 3 applicants interviewed, 2 applicants rose to the top; fees were used as the deciding factor.
 - b. Public Comment: Kevin Nelson: Clarified scope of the project/RFP is the courts and parking and infrastructure.
 - c. Board Comment: Jeff: Important step; excited for the project to be moving forward.
3. Trailhead Inn City Council Results
 - a. Information: Project recommended to City Council & was awarded. Council looking for clarification on Tiff eligibility in relation to construction start for future projects.
 - b. Public Comment: Dick Zier, the Mayor, and Wyeth Friday indicated the eligibility is being looked into, expect to have clarifying language added to City policy.
4. TIF Application: Service Pro Express Lube
 - a. Information: Dick presented Service Pro Express Lube Project to be located at the NE corner of Calhoun and King Ave E. The building is a 3 bay auto service facility to operate 7 days a week, and employ 18-20 people. The property has been subdivided and the undeveloped portion will be sold or developed in the future. The project meets eligible expense requirements (state code), and within the FY25 SBURA budget projections. Dick provided an exhibit list of items to consider for support of the project.
 - b. Public Comment:
 - i. Kevin Nelson: Demo home? (no).
 - ii. Wyeth: City permit status? In progress. But for the Tif dollars how would this project be funded? Tif dollars made site development challenges and blighted area more accessible.

- iii. Mayor: likes 10yr payback structure
 - iv. Mayor, Wyeth, & Dick: working on providing city policy language.
 - c. Board Comment:
 - i. Jeff: goal for 10 yr payback. Suggested revise TIF contribution to \$215,170.
 - ii. Andrew: Easement in subdivided lot? Yes, north side of the property, lots available via Calhoun.
 - iii. Carolyn: As a nearby business owner, glad to see the decades old blighted property be developed.
 - iv. Mike: Likes adjusted award amount, project type is key for the area.
 - d. Vote: Jeff motioned to award \$215,170 TIF assistance to the project, 2nd Andrew, Board unanimously approved.
- 5. School District 2 Solar Panel project completion
 - a. Dick visited the site of the completed solar panel installation at Riverside School. He presented project completion photos.
 - b. Vote: Muri motioned to release funds \$100,000, Andrew 2nd, passed unanimously
- 6. Sewer Hookups
 - a. Andrew noted there are 2 separate septic/sewer issues: 1) City Sanitary Sewer Taps and 2) Potential for SBURA funds to cover permit and system development fees. Both issues could be addressed to help incentivize septic home-owners in the district connect to the city sewer system. SBURA has reached out to Public Works to further review septic fees, quantify missing city sewer taps, and verify # of homes that have transitioned from septic to city sewer.
 - b. Public Comment:
 - i. Kevin Nelson: Does not support paying fees.
 - ii. Wyeth Friday: Continue to coordinate with Public works; interested in # of homes that have transitioned to date from septic to city sewer.
 - c. Board Comment:
 - i. Mike: We've already reviewed covering fees; expressed general support for this incentive. SBURA to further vet this option, and consider making action item next meeting.
 - ii. Dick: May consider sending a mailer notification to homes this policy would effect.
 - iii. Scott: This would directly impact individual home owners; which is in line with SBURA strategy and budget allocation goals.
- 7. Daniel Rider Web Page Contract
 - a. New website provider, for a fee of \$500/mo. Website to be updated & improved in the coming months. Previous provider was non-responsive.
 - b. Public Comment: Kevin Nelson: Reiterated request for more documentation on the website.
 - c. Board Comment: Andrew: new provider has been provided the website update requests as reviewed in a prior meeting. Looking forward to the update.

- d. Vote: Mike motioned to we accept the contract, Carolyn 2nd, Board unanimously approved. Jeff Muri abstained from the vote.
- 8. Public Comment Non Agenda Items
 - a. Mike Mayott: SBURA fiscal year matches City fiscal year.
 - b. Mayor:
 - i. A project's Tax return on investment (ROI) is reduced by inflation.
 - ii. The state legislature will be looking at TIF districts. Consider strategies, notably business investment, to address state concerns.
- 9. Adjourn
 - a. Jeff motioned, Mike 2nd to adjourn the meeting.