

# Minutes

**Public Hearing**  
**Thursday, December 8, 2005**  
**3:30 p.m.**  
**Lake Melissa Meeting Room, Human Services Center**  
**Detroit Lakes, MN**

**Meeting called by:** Mike Metelak  
**Type of meeting:** Public Hearing for the Conveyance of Real Estate  
**Attendees:** Mike Metelak, Harry Salminen, Karen Mulari, Terry Johnson, Gerald Schram, Dan Aune  
Staff present: Jon Thomsen, Skip Carpenter, Shawn Olson  
Others present: Lori Botzet (Marine Innovations), Nathan Bowe (Detroit Lakes Newspaper)  
**Board Members Absent:** Paul Joyce

## Agenda topics

- 1) **Call Public Hearing to order:** M Metelak called the hearing to order at 3:30 p.m.
- 2) **Call for Public Comments:** M Metelak called for public comments on the conveyance of real estate to a private business enterprise for the purpose of promoting economic development and job creation.
- 3) **Comments:**
  - a) Skip Carpenter presented his preliminary findings regarding the conveyance of land to Marine Innovations. The EDA Board agreed that the project meets a public purpose in that the company will generate new employment opportunities with livable wages and the company will be manufacturing a product that is principally sold outside the immediate geographic area, thereby having the effect of importing capital to the community. Discussion followed on the 6 new employees that will be hired, at wages between \$11 and \$25 per hour, within 2 years of the opening of the new 13,000 square foot facility.
  - b) A general discussion followed on the opinion obtained from the County Attorney, which includes the requirements as noted in Section 469.105 of the Minnesota Statutes, which detail holding a public hearing, disclosing the terms of the sale, findings of the EDA and a time period for appeal by taxpayers.
  - c) Jon Thomsen noted that the conveyance of real estate could trigger the Business Subsidy Act section of the Minnesota Statutes, which places additional requirements upon the EDA before conveying the land. However, the land was valued below the \$25,000 threshold that triggered those requirements.
  - d) In November, the EDA Board moved to donate Tract "D" in the Frazee Industrial Park, a 2.55 acre parcel of land valued at \$20,000 to Marine Innovations. Harry Salminen reported that the Frazee Community Club proposed that, rather than an outright donation, the land be written down to \$2,000. It was further reported that the Frazee Community Club was prepared to assist Marine Innovations with \$2,000 in funding towards the purchase of the land.
  - e) There being no further comments,
- 4) **Adjourn:** M Metelak adjourned the public hearing at 4:00 p.m.

ATTEST:

Respectfully submitted:

/s/

Jon Thomsen

/s/

Mike Metelak

Housing Director

EDA Board President