

**City of Lodi Economic Development Committee Meeting
Minutes of January 14, 2020**

Call to Order.

Chair Tonn called the meeting to order at 4:00 pm.

Committee Members Present: Ann Groves Lloyd, Rich Stevenson, Peter Tonn

Others Present: Julie Ostrander, Mayor Jim Ness, Kennan Buhr, Dawn Collins, Suzanne Miller

Public Input. None.

Approve Minutes from December 10, 2019. MOTION (Stevenson, Groves Lloyd) to approve the minutes. Motion carried.

Financials. No questions.

Update and Possible Recommendation of Services from Ehlers (TIF Cash Flow). Ostrander explained the information provided by Ehlers, with a cost of \$1500 and maximum of \$5500 per TID. **MOTION** (Groves Lloyd, Tonn) to recommend approval of the agreement for services with Ehlers. Discussion took place about specific costs being that there are existing TIDs with work completed. Ostrander stated services are needed by a financial advisor to follow and track the cash flow of the TIF, set forth by Developer Agreements. Questions were raised about what MSA was paid for versus what City staff manages. **MOTION** (Tonn, Stevenson) to amend the recommendation to Council to include the answers to 1) actual cost from Ehlers to be clarified and 2) clarify what MSA service is paid. **Motion carried.**

Discussion on Drafted Boundary Agreement (including map). Stevenson provided some background to how this discussion originated with the Town of Lodi; noting that former Chairman Tom Marx approached the city to discuss creating boundaries in order to plan for future development and protect land owners. Discussion was led by City Zoning Administrator Andrew Bremer and included City officials, the Town Chair and zoning administrator. Discussion of the draft agreement was aimed to create a joint venture for development. Discussion took place of the boundaries and specific property that was/was not included in the Town/City discussion. Miller inquired about a particular property and Mayor Ness stated that it was never considered. Mayor Ness reiterated that the drafted agreement became a draft from a discussion in January 2019 and has been a dead issue since the 2019 spring election. Tonn stated he does not see the advantage of the agreement to the City. He agreed with boundaries for future planning. It was stated the agreement was for mutual benefit. Annexation without an agreement does not allow an "island" to be created. With an agreement, an "island" may be allowed (with annexation). Miller inquired about annexing water way property. Stevenson stated the drafted agreement and the discussion was for buildable land only. Stevenson restated this item is for information purpose as there is no further discussion with the Town of Lodi.

Discussion on Housing. Tonn asked if the City facilitates discussion between developers and land owners. He suggested creating a packet of potential property for development to offer and reach out to developers.

Business Contact Update. Mayor Ness stated he had preliminary discussion with a party interested in the Top of Lodi property. He suggested that a TID discussion may come to the EDC. Ostrander stated that City staff has talked with the buyer for Lodi Street property and is assisting to find grant funding.

Next Meeting and Agenda Items. The next meeting will be February 11 at 4 pm. Tonn requested adding discussion about material for housing and business opportunity, as well as discussion of the Spring Creek Walkway.

Adjourn. MOTION (Groves Lloyd, Stevenson) to adjourn at 4:58 pm. **Motion carried.**

Minutes by Dawn A. Collins, City Clerk

APPROVED