



**MINUTES**  
**COHASSET ECONOMIC DEVELOPMENT AUTHORITY**  
**305 NW FIRST AVENUE**  
**TUESDAY, OCTOBER 1, 2019 – 5:30 P.M.**

1. **Call to Order:** EDA President Greg Hagy called the meeting to order at 5:30 p.m.

2. **Roll Call**

**Present:** Tim Carlson (arrived 5:35), EDA Co-President Conrad Feldt, Larry Gemmill, EDA President Greg Hagy, Rod Heller, and EDA Executive Director Max Peters

**Absent with Notice:** Bill Boutwell, and Scott Larson

**Non Officio Members:** City Attorney John Licke

3. **Approve Agenda**

**Additions:** 7)B. Auction Purchase

**Deletions:** None

*A motion was made by Feldt/Gemmill to approve the agenda as amended. Motion carried.*

4. **Business or Resident Input:** Discussion was held regarding the ongoing construction at the Cohasset Elementary School.

5. **Approve the September 3, 2019 EDA Minutes:** *A motion was made by Gemmill/Heller to approve the September 3, 2019 EDA minutes as presented. Motion carried.*

6. **EDA Financials:** The EDA financial statements were reviewed. There were no questions.

7. **Purchase of PIN 05-509-2000:** Max Peters explained this parcel is the Felix property located south of Felix Road (between Felix Road and the River Circle Townhome development which connects with the Tinquist property.) Jim Felix has offered to sell the property to the City. This is a 5.3 acre parcel with a proposed purchase price of \$50,000. This parcel would connect with the downtown development parcel and would potentially be used for the main entrance into the property.

Attorney Licke outlined the purchase proposal. Peters explained that all monies spent on the property would be repaid with Itasca County and School District taxes by using Tax Increment Financing (TIF).

*A motion was made by Gemmill/Feldt to approve the purchase of PIN 05-509-2000 for \$50,000 plus closing costs. Motion carried.*

7B). **Auction Purchase:** Attorney John Licke and Mayor Hagy led conversation on the purchase of tax forfeited property within the City of Cohasset. There are 11 parcels of land going to auction. The City is interested in purchasing three of the parcels. However, Itasca County has lumped them together and determined that the City must purchase all 11 parcels or none. There are also restrictions on what the land can be used for if bought at auction. Additionally, there are approximately \$60,000 worth of assessments on the land. Licke stated he had never seen tax forfeited lumped together at auction and questioned the legality of it.

After extensive discussion of land purchase strategy, EDA Executive Director Max Peters requested approval to purchase all eleven parcels of tax forfeited land at auction.

*A motion was made by Feldt/Gemmill to give EDA Executive Director Max Peters authority to spend up to \$160,000 at Itasca County auction for the purchase of 11 tax forfeited parcels of land in Cohasset located on Felix Drive/North Beier Road/River Ridge Drive.*

After discussion, *the motion carried.*

8. **Downtown Riverfront Update:** Peters met with the Senate and the House of Representatives and reported the meetings went well. He also gave a presentation at the Community Center and reported that the City is requesting \$2.85 for the downtown riverfront project.

9. **Miscellaneous Business:** After discussing other topics, EDA President Greg Hagy adjourned the meeting.

Submitted by Deputy Clerk Karen Blair

Approved: 11/5/2019

### ATTENDANCE CHART

|               | 1/15/19 | 2/5/19 | 3/5/19 | 4/2/19 | 5/7/19 | 6/4/19 | 7/2/19 | 8/6/19 | 9/3/19 | 10/1/19 | 11/5/19 | 12/3/19 |
|---------------|---------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|
| Greg Hagy     | P       | P      | P      | EA     | P      | P      | NM     | P      | P      | P       |         |         |
| Tim Carlson   | EA      | P      | P      | P      | EA     | EA     | NM     | EA     | EA     | P       |         |         |
| Bill Boutwell | EA      | EA     | P      | P      | P      | P      | NM     | EA     | P      | EA      |         |         |
| Conrad Feldt  | P       | P      | P      | P      | P      | P      | NM     | P      | P      | P       |         |         |
| Larry Gemmill | P       | P      | P      | P      | P      | P      | NM     | P      | P      | P       |         |         |
| Rod Heller    | P       | P      | P      | EA     | P      | P      | NM     | P      | P      | P       |         |         |
| Scott Larson  | EA      | P      | P      | P      | EA     | EA     | NM     | P      | P      | EA      |         |         |
| Max Peters    | P       | P      | P      | P      | EA     | P      | NM     | P      | P      | P       |         |         |

- P: Present
- EA: Excused Absence
- UA: Unexcused Absence
- NM: No Meeting