



FRAZEE CITY COUNCIL
SPECIAL MEETING MINUTES
Monday February 8, 2021
6 p.m. - Frazee Event Center 114 North Lake Street
PUBLIC HEARING
CREATION OF TIF DISTRICT 1-6
Special Council Meeting

ZOOM Platform furnished

<https://us02web.zoom.us/j/84415861514?pwd=R3hFN0hUOEMrMIRicmF5cWM0ZW5xdz0>

Meeting ID: 844 1586 1514

Passcode: 515070

Public Hearing

Call Meeting to Order and Open Public Hearing by Mayor Ken Miosek at 6:00 p.m.

Present:

Mayor Ken Miosek and Council Members Mike Sharp, Nicole Strand, Mark Kemper, and Mark Flemmer

Staff- Denise Anderson/City Administer and Jason Murray/City Financial Advisor

Zoom – Tom Winters/City Attorney, Hank Ludtke/Frazee EDA President,

Jill Hendrickson/MHP Advisor, Don Lorsung/CEDA Advisor

Comments and Testimony – No Public present or on the Zoom Platform published to comment or testify.

With no voices to be heard from the public (no one present or on the Zoom platform), Mayor Miosek Closed the Public Hearing at 6:03 p.m.

Open Special Council Meeting

At 6:03 Mayor Ken Miosek called the meeting to order

Business of the Special Meeting

Discussion of Public Hearing and Review of Draft of Amendment to Tax Increment Financing District No. 1-5 Removing Parcels and Tax Increment Financing Plan for Tax Increment Financing District No. 1-6

Jason Murray stated that the City currently has three (3) active TIF Districts making 1-6 the 4th. This District is being made larger to include more parcel and move flexibility to expand in the downtown area as the major road reconstruction should also generate interest in expanding businesses downtown. There are some properties that may need to be acquired by the EDA and this TIF district will give the City some flexibility to acquire and help rebuild the downtown area. 25 parcels have been established and identified with the majority on the east side of Lake Street and the North side of main street. Some of the building on the end of the east side did not qualify to be placed in the district. This is mainly geared towards blighted parcels to redevelop those parcels to bring up to standards and codes. The Frazee EDA is leading a major part of this project. Murray went on to explain this new TIF district may come in with a budget which could include up to 5 to 6 million dollars. This district has been assigned a high ceiling of value to afford more flexibility for the projects. Approximately 1.1 million for utilities and possibly long term up to 3 Million. If more is needed the TIF District will need to be re-evaluated. Murray answered questions the Council and Anderson posed as to what the TIF will cover for acquisition, demolition, and parcel improvements.

Resolution 0208-21A Amending the Boundaries of Tax Increment Financing District No. 1-5

- ✚ A motion to accept Resolution 0208-21A Amending the Boundaries of Tax Increment Financing District No. 1-5 was made by Kemper, seconded by Strand. All in favor, motion carried

Resolution 0208-21B Approving the Establishment of Tax Increment Financing District No. 1 and Adoption of the tax Increment Financing Plan Relating Thereto

- ✚ A motion to accept and approve Resolution 0208-21B Approving the Establishment of Tax Increment Financing District No. 1 and Adoption of the tax Increment Financing Plan Relating Thereto was made by Strand, seconded by Sharp. All in favor, motion carried.

Parcel Division Request – Ross & Wayne Mickelson Parcel 030265003 (address not yet assigned would be 439 Walnut Avenue)

Council reviewed the parcel division requested submitted to Planning Committee and approved by Planning for Council consideration. After discussion of location and if further parceling would be done on that division it would need to be presented to the City.

- ✚ A motion to approve the division request of Parcel 030265003 was made by Strand, seconded by Sharp. All in favor, motion carried.

Being no further business to discuss a motion to adjourn at 6:25 p.m. was made by Kemper, seconded by Strand. Adjourned.

Respectfully Submitted

Denise Anderson/Administrator