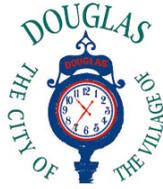


THE CITY OF THE VILLAGE OF DOUGLAS
REGULAR MEETING OF THE
DOUGLAS BROWNFIELD AUTHORITY
JANUARY 14, 2021 – 1:00 PM

1. Call to Order: Chair Balmer called the meeting at 1:10 PM
2. Roll Call: Donovan, Dixon, Nauman, Fechtig, Sapita, Balmer, LaBombard

Election of Officers:
 Nomination of Chair:
 Motion by Donovan, with support from Sapita, to nominate Balmer.
 Motion carried by unanimous roll call vote.
 Nomination of Vice-Chair:
 Motion by LaBombard, with support from Balmer, to nominate Donovan.
 Motion carried by unanimous roll call vote.
3. Consent Calendar:
 - A. Approve January 14, 2021 agenda
Motion by Fechtig, with support from Dixon, to approve the agenda. Motion carried by voice vote.
 - B. Approve November 12, 2020
Motion by Dixon, with support from Donovan, to approve the November 12, 2020 minutes as presented. Motion carried by voice vote.
 - C. Adopt the 2021 Authority meeting calendar
Motion by Sapita, with support from Dixon, to approve the 2021 meeting calendar. Motion carried by voice vote.
4. Public Communication:
 - A. Verbal (Limit of 3 minutes)
 - B. Written Communications – No communications
5. Unfinished Business:
 - A. Chase Manufacturing Insurance
 City Attorney Phil Erickson was present to address a Brownfield member's question regarding pursuit of the Chase Manufacturing Insurance Agent as a means of assisting with cleanup costs. He began by stating if there is an intent to search and reach out to the insurance agent used by Chase, the request must come from the City Council. With that said Mr. Erickson also stated his firm would not be able to represent the city due to conflict of interest. His firm has represented numerous insurance agencies over the years; however, his firm would have the ability to recommend representation.
 - B. Summarization of Agreement between City and Haworth
 Mr. Erickson went on to state the MOU came first before the real estate donation agreement. The property came with restrictions, the city agreed to use the property as a public park, mixed use, or it could be used as commercial retail. If used as



mixed use the city must exchange the property for other property that would be used as a dedicated public park in perpetuity. The language was done this way because the MOU already existed.

Chair Balmer reminded all members that these decisions were made at the City Council level, decisions as these are not the Brownfield Authority's to make.

Mr. Erickson continued by stating he had presented information in Oct. 2019 regarding the purpose of the Brownfield Authority. The Authority was formed under the Enabling Act, the basic duties of the Authority are to evaluate whether expenditures are proper under the Brownfield statute. Also, to help create a TIF and help pay for eligible expenditures using TIF money. So, the Authority is basically a financial vehicle.

Dixon questioned why the MOU was inserted into the donation agreement if the MOU was not a legal binding agreement. Chair Balmer stated that Dixon must address City Council with questions as these.

- C. Summarization of Agreement between City and Developer
Touch on in the above conversation.
 - D. Summarization of cost to demolish and mitigate asbestos cleanup at 200 Blue Star Hwy
City Manager LaBombard stated an estimate cost of taking the building down to the concrete is \$175,000 plus \$60,000.
 - E. Update on Grant Application from PM Environmental
The City will not receive a response until sometime in April or May.
 - F. Update on status of Developer regarding 200 Blue Star Hwy, the Miro property, and the City owned 16 acres on Wiley Rd.
City remains in contact and conversation with Barker.
6. New Business
- A. Summarization of the role of the Brownfield
 - 1. Next Steps for the Authority
 - a. Determine grant application status
The application has been received.
 - b. Inform City Council of their options and receive their direction
7. Member Comments
- Donovan questioned who owns the building, he had heard it was the Brownfield. City Attorney Erickson stated he is aware the ownership was originally the city. LaBombard stated research has been done in city hall and resolution #19 approved conveyance of the property to the Brownfield. Staff has located in minutes where the past City Manager was to bring it back to the City Attorney. Mr. Erickson will review records.
8. Adjourn
- Motion by Fichtig, with support from Donovan, to adjourn. Meeting adjourned at 2:09 pm.