



MINUTES
Economic Development Authority
September 16, 2025

CALL TO ORDER

The Economic Development Authority meeting was called to order at 6:04 pm.

Present: Chair: Jahn Dyvik; Vice Chair: Mike Feldmann; Board: Tim Hultmann, Deirdre Kvale, and Charlie Miner

Staff Present: City Administrator/Executive Director: Scott Weske; Finance Director: Amanda Nowezki; and City Clerk: Jeanette Moeller

Absent: Todd Newcomer (with prior notice) and Sahand Elmtalab

PLEDGE OF ALLEGIANCE

SELECTION OF EDA CHAIR AND VICE-CHAIR POSITIONS FOR 2025

A motion was made by Kvale, seconded by Miner, to appoint Jahn Dyvik as EDA Chair and Mike Feldmann as EDA Vice-Chair for 2025. Ayes: all.

APPROVE AGENDA

A motion was made by Miner, seconded by Feldmann, to approve the agenda as presented. Ayes: all.

OPEN CORRESPONDENCE

No one was in attendance to address the EDA during Open Correspondence.

BUSINESS ITEMS

A. Recommendation to City Council Regarding Reappointment of Economic Development Authority Member Tim Hultmann

City Clerk Moeller reviewed the procedure for an EDA member with an expiring term to request consideration of reappointment, and noted that Tim Hultmann had submitted an email asking to be reappointed to continue to serve another term on the EDA. She recalled that there had been some discussion in the past about the need for the EDA's bylaws to be updated a bit, and indicated staff would support revisiting the bylaws at a future EDA meeting. She noted that she would like for a future amendment to the bylaws to potentially extend the term length for the Board's resident-at-large positions beyond the short two-year period.

A motion was made by Dyvik, seconded by Feldmann, to recommend the City Council reappoint Tim Hultmann to serve as a resident at large member on the Economic Development Authority for a term effective through December 31, 2026. Ayes: all.

Chair Dyvik expressed his appreciation to Boardmember Hultmann for his continued interest in serving the City and added that he had previously served as Mayor, Councilmember, and Planning Commission member in addition to serving on the EDA.

B. Decertification of Tax Increment Financing District No. 1-6 of the City of Long Lake

Finance Director Nowezki introduced Jason Aardsvold from Ehlers. Mr. Aardsvold was in attendance to describe the TIF District decertification process and answer EDA member questions.

Jason Aardsvold, Ehlers, reported that TIF District 1-6 had completed its obligations, and as required by State law, the City must now take action to decertify the District. He noted that effectively the decertification is the City 'turning off' the District because it's life was completed and it had paid for the things that it was supposed to pay for. He explained that there is a fund balance within the District, and calculations will determine what the City would be able to keep and use for other projects. He indicated that Ehlers' initial calculations show that the City will be able to keep around \$350,000 to be used for certain eligible projects associated with development. The remainder of the fund balance would go back to the County for redistribution to the City, County, and school district. The portion returned from the County would be clean, non-incremental dollars, and the City could use those funds without restriction. He mentioned that the current estimate was that the City would get about \$275,000 of the redistributed funds. He briefly reviewed the tax capacity captured in this District and how this could help the City offset the tax levy and tax rate for future budget years. He answered EDA questions related to TIF Districts, tax capacity, and how the funds can be used within the City.

A motion was made by Kvale, seconded by Feldmann, to adopt Resolution No. 2025-32 approving the decertification of Tax Increment Financing District No. 1-6 of the City of Long Lake. Ayes: all.

OTHER BUSINESS

No other business was discussed.

ADJOURN

Hearing no objection, Chair Dyvik adjourned the meeting by general consent at 6:27 pm.

Respectfully submitted,
Jeanette Moeller, City Clerk