Tower Economic Development Authority

Regular Meeting

Thursday, November 3, 2022 @ 5:00 p.m.

Herb Lamppa Civic Center

1. **Call to Order/Roll Call**: Motion by Morin, second by Carlson call to order. All in favor.

Board members present: Joe Morin, Tom Suihkonen, Vicky Carlson, Beth Debeltz.

Absent: President Steve Peterson, Greg Buckley, Miranda Kishel

Others present: Marshall Helmberger

2. Accept Agenda: Motion by Morin to accept the agenda, second by Suihkonen

3. Public input: None

4. Approve Minutes of October 6 (regular) and 14th (special) meeting: Motion made, all yes.

5. Finance Committee Reports:

5.1 Approve Treasurer’s Report as written: Motion by Morin to approve the treasurer’s report, second by Carlson, all in favor.

5.2 Approve Claims: Motion by Morin to approve claims, second by Suihkonen, all in favor.

 6. Reports from Committees:

6.1 Planning. Nancy L, Joe M. Good turnout at the public input meeting on proposed improvements around the Depot; lots of ideas presented including a splash pad.

6.2 Land and Property. Joe M. Morin attended a housing forum at the Iron Trail Motors Convention Center in Virginia. HRA presentations occurred, an idea was presented to collaborate with other communities possibly working on similar projects; rentals- short and long-term, etc.

6.3 Finance Committee. Miranda (absent) No report at this time

7. Director’s Report: As written.

Other Director’s items as presented.

 8. Old Business:

8.1 Tower Harbor Shores: Motion by Carlson to send THS a notice of permanent suspension of the agreement. Helmberger will reach out to Schoenfelder on the possible drafting of a cancellation agreement. All in favor.

8.2 Charter school renovation: Motion by Carlson to authorize the director to reach out directly to contractors on the school project to see if it’s something they could do themselves, second by Suihkonen.

~~8.3 Charter school roof project update:~~ **~~Update~~** complete

8.4 Capital reserve fund management: Options provided via email from Greg Buckley to Helmberger; Frandsen to present at next regular meeting to further discuss.

8.5 Housing and blight grant fund

8.6 Lamppa Manufacturing/loan amendment/rent suspension request: Motion by Carlson, second by DeBeltz, to approve loan amendment with IRRR to pay out the remainder of the $1.85 million loan for construction of the Lamppa manufacturing building. Per the agreement, TEDA will pay out approximately $25,000 to Lamppa Manufacturing for leaseholder improvements and retain $40,000 for a capital reserve account earmarked for the building. All in favor.

 9. New Business:

9.1 Harbor development, path forward. No decisions. More discussion once more board members are in attendance.

9.2 Budget revision for 2022. All approved.

 10. Adjourn Motion to adjourn 5:59pm.

Special Meeting Scheduled for Nov. 17th, 2022 at 5:00pm.

Next TEDA meeting scheduled for Thursday, Dec.1, at 5:00 p.m. (Regular Meeting)

Submitted by Beth Debeltz, Secretary, Board Member

Edited by Marshall Helmberger, Executive Director