

**CITY OF EVART  
SPECIAL COUNCIL MEETING  
Thursday, July 15, 2021 @ 7:30PM  
City Hall at the Airport, 5814 100<sup>th</sup> Avenue**

The meeting was called to order by Mayor Chris Emerick at 7:30pm.

**Present (via roll call):** Dan Elliott, Mayor Emerick, Matt Hildebrand, Sandra Szeliga

**Absent:** Sean Duffy

**Present (staff):** City Manager Sarah Dvoracek, Finance Director/Treasurer Pepper Lockhart, City Attorney Jessica Wood (via telephone), City Clerk Kathy Fiebig

**Guests:** none

**Citizens' Comments:** none

**Approval of Agenda**

Mr. Hildebrand noted the lack of an "Item A" on the agenda then made a motion to change "Item B" to "Item A" and otherwise approve the agenda as presented. Support by Mayor Emerick. Motion passed with all in favor.

**New Business**

**Items for Action**

**A. Development Agreement with 6251 LLC**

Ms. Wood gave council a brief introduction and overview of the proposed agreement. She reminded council that the City cannot convey real property without receiving value in return, but that value does not have to be monetary, as is the case with this agreement.

Mr. Elliott noted that the building is functionally obsolete by today's manufacturing standards due to the lack of egress on the south side and that at the time of construction the City had intended to deed this piece to property to the developer. Due to time constraints, the building was constructed as the lot permitted and the transfer was not made.


Mr. Elliott and Mr. Hildebrand expressed concern about Section 2: Developer's Obligations, Part E. While they appreciate the developer's intention to create a youth training program, both felt the language was too vague and asked that 6251 be required to give a date to implement the program. Mr. Hildebrand suggested eighteen months to develop and begin the program. Ms. Wood recommended that council accept the agreement and allow Ms. Dvoracek and Ms. Wood to work with 6251 on this language.

Motion by Mr. Hildebrand to approve the development agreement as presented with the understanding that Ms. Dvoracek and Ms. Wood would continue to work with 6251 LLC on Section 2, Part E. Support Mayor Emerick. Motion passed with all in favor.

**Citizens' Comments:** none

Motion by Mr. Hildebrand to adjourn. Support by Mayor Emerick. Motion passed with all in favor.

The meeting was adjourned at 8:01pm.

  
Kathy Fiebig  
City Clerk

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