

CITY OF COTTAGE GROVE

ECONOMIC DEVELOPMENT AUTHORITY

MINUTES March 9, 2010

Pursuant to due call and notice thereof, a regular meeting of the Economic Development Authority was held at Cottage Grove City Hall, 7516 80th St. S., Cottage Grove, Minnesota 55016 on the 9th day of March 2010.

CALL TO ORDER

The meeting was called to order at 7:33 a.m. by EDA President Bailey.

ROLL CALL

Members Present: Myron Bailey, EDA President
Tony Jurgens, EDA Member
Justin Olsen, EDA Vice President
Craig Patterson, EDA Member
Paul Poncin, EDA Secretary/Treasurer
Chris Reese, EDA Member
Richard Remackel, EDA Member

Members Absent:

Staff Present: Howard Blin, Community Development Director
Robin Roland, Finance Director
Ryan Schroeder, EDA Executive Director
Ken Smith, Communications Coordinator
Jesse Swenson, Economic Development Coordinator

Others Present:

APPROVAL OF MINUTES

A motion was made by EDA Vice President Olsen to approve the February 9, 2010 Economic Development Authority minutes. Seconded by EDA Member Reese, all present in favor.

DEVELOPMENT UPDATE / BR&E UPDATE / BUSINESS LEADS / WEB STATS

EDA Executive Director Schroeder gave the EDA a development update. There have been seven new home permits issued in 2010 with comparable home values to 2009.

The Wakota Bridge grand opening celebration is scheduled for July 29, 2010 and all lanes of traffic are scheduled to be open on July 23, 2010.

MN DOT's Highway 61 white topping project will commence this May. MN DOT met with River Oaks, Ziwiac's and adjacent churches on March 5th at which time they requested to MN DOT that phasing stages 1 and 2 be switched with 3 and 4 to accommodate their peak business months. MN DOT will take it under consideration. A motion was made by EDA Member Jurgens to support the change of stage 1 and 2 with stage 3 and 4. Seconded by EDA Secretary/Treasurer Poncin, all present in favor.

On March 4th it appears a settlement of issues received consensus agreement related to the watershed boundary dispute. It is anticipated that the Cottage Grove City Council will take up the settlement agreement at the April 7th Council meeting.

A property acquisition at 6043 East Point Douglas Road (Wheels of Travel) was proposed to the EDA. An appraisal for the entire parcel came in at \$420,000, and the land owner is asking for \$550,000. The EDA would purchase the property and within one year sell it to the watershed district which has plans to turn it into a storm pond. The watershed district will have the money to reimburse the EDA because it receives funds from utility fees. Washington County would also contribute funds toward the purchase of the land if access to the storm pond was closed. EDA President Bailey recommended to staff that they negotiate a reasonable price with the land owner and EDA Vice President Olsen confirmed that the City not offer any more than \$420,000. A motion was made by EDA Member Patterson to approve the purchase of the land for up to \$420,000 contingent upon an agreement with the watershed district. Seconded by EDA Vice President Olsen, all present in favor.

The closing on the 3.5 acre parcel in the Business Park will occur within the next couple of weeks. This parcel is on Hemingway Avenue north of 100th Street.

The redevelopment RFP's were sent out in February with a deadline of April 7th.

City staff has delayed pursuit of renegotiation of the development agreement with Norris Marketplace due to the fact that the Home Depot and RFP properties have been in play. Finance Director Roland provided EDA members with a proposed draft bill introduction, which if adopted, would give the opportunity to extend the time limit of TIF district (TIF-12) for an additional period of time. If the district was extended it would provide additional TIF which could be used to enhance development opportunities. Finance Director Roland asked for EDA direction on whether or not staff should submit the proposed bill draft to the state legislature to extend the time limit on TIF districts. A motion was made by EDA Member Remackel to approve the bill. Seconded by EDA Secretary/Treasurer Poncin, all present in favor.

EDA President Bailey and staff met with three vendors for the streetscaping project that would include holiday lighting and/or banners within the business district. Potential options to purchase will be hung along 80th Street in the coming weeks and citizens will have the opportunity to vote for their favorite decoration on the City's facebook webpage.

BUS BENCHES

Community Development Director Blin asked for EDA direction on whether or not the City should remove the 21 bus benches that are in town. A private firm, U.S. Bench Company, owns the bus benches and receives advertising revenue through leasing of the billboard space on the back of the bench. The City's current sign ordinance does not allow for the benches. EDA Member Jurgens stated that he did not believe the benches were a problem and should be kept in place, and EDA Member Patterson added that many other cities also have the same bus benches. EDA President Bailey stated that he thought only the benches on a bus route should be kept and the others removed. EDA Member Remackel stated that all of the benches should be removed or phased out over time. (EDA President Bailey left the meeting at 8:30 AM) A motion was made by EDA Member Jurgens to keep the 21 bus benches, add a City fee for the benches, and mandate that the benches remain maintained. Seconded by EDA Secretary/Treasurer Poncin, upon vote being taken motion passed 5-1 (Remackel voted nay).

RECON 2010 EXHIBITORS & ATTENDEES LIST

Communications Coordinator Smith gave an update on the RECON event. Staff has started making appointments with perspective businesses.

GOLF TOURNAMENT UPDATE

Economic Development Coordinator Swenson asked for EDA direction on which \$20 gift card premium item should be used, and the EDA recommended option #6.

CALENDAR

MISCELLANEOUS BUSINESS ITEMS

ADJOURN

EDA Secretary/Treasurer Poncin moved to adjourn the meeting. Seconded by EDA Member Patterson, all present in favor. The meeting adjourned at 8:47 AM.

Respectfully Submitted,
Jesse Swenson
Economic Development Coordinator