

# CITY OF COTTAGE GROVE

## **E** **D** **A** ECONOMIC DEVELOPMENT AUTHORITY

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### **MINUTES** **March 9, 2004**

Pursuant to due call and notice thereof, a regular meeting of the Economic Development Authority was held at City Hall, 7516 80th Street South, Cottage Grove, Minnesota on the 9th day of March 2004.

#### **CALL TO ORDER**

The meeting was called to order at 7:30 a.m. by EDA President Jim Wolcott.

#### **ROLL CALL**

**Members Present:** Jim Wolcott, EDA President  
Gerry Weingartner, Authority Member  
Glen Kleven, Authority Member  
Mike Wennen, Authority Member  
Al Boche, Authority Member  
Dick Pederson, Authority Member

**Members Absent:** Sandy Shiely, EDA Vice-President

**Others Present:** Ryan Schroeder, City Administrator  
Howard Blin, Community Development Director  
Ron Hedberg, Finance and Administrative Services Director  
Scott Johnson, Management Analyst  
Colby Johnson, South Washington County Bulletin

#### **APPROVAL OF MINUTES**

Authority Member Glen Kleven moved to approve the February 10, 2004 EDA Minutes. Dick Pederson seconded the motion and the motion carried unanimously.

#### **PROJECT UPDATES**

Scott Johnson updated the EDA on project ED-04-002, which is for a 500,000 sf distribution center in the Industrial Park. The project will require 135 acres with a total of 160 acres for expansion. Also, the project requires 7,000 lineal feet of rail footage. Project ED-04-003 is for a chemical company that wants to build a 25,000 sf on a 2.2 acre parcel.

Ryan Schroeder informed the EDA that the Joy Brasher project appears to be moving forward and should be on the next EDA agenda. The city will purchase the triangle shaped piece of property in the Industrial Park and sell it for \$2.10 per sf. There are also two small projects that are looking at the parcel next to Schmid and Son Packaging.

Jim Wolcott asked if ED-04-002 is looking at the Canadian Pacific rail site. Ryan Schroeder said the expectation for this project is not high because of the high volume of truck traffic.

### **GATEWAY UPDATE**

Ryan Schroeder informed the EDA that the Phase I and II environmental studies have been completed on the Cottage Square site for the buyer. The study found contamination on the site, but the contamination was below the health risk standards of the environmental agencies. The environmental agencies will need to send letters approving the site before Presbyterian Homes continues on the project. The timing for this project is still uncertain.

The buyer has received a letter of intent from Griffin Companies, but has we do not yet have revised plans. City staff is meeting with Lynn Companies (BP Amoco and Goodyear) to find out if they are interested in becoming a part of this project. The city would like to integrate as many of the properties as possible including the Fire Station. Access to the Fire Station may be reoriented to fit with the Presbyterian Homes project.

The College Center is proposing to move into the Youth Service Bureau (YSB) building. Staff would also like to see a new gateway monument sign built on the property. MNDOT is currently installing a monument sign for the City of Newport along with other architectural features on the highway. Ryan Schroeder asked the EDA if staff should replicate MNDOT's features or replicate the gateway features along Hwy 10/61. Glen Kleven, Gerry Weingartner, and Dick Pederson wanted the city to continue to replicate the current gateway theme. Ryan Schroeder asked the EDA if they wanted to keep the same theme for the new YSB/Chamber of Commerce/College Center sign near the old sign. Glen Kleven thought it would be a good idea to keep the current signage style similar to the Presbyterian Homes project. Mike Wennen thought the Chamber part of the proposed sign needed to be enlarged so it could be read from the Highway 10/61. Al Boche mentioned that by moving the sign south of the current sign both sides would be visible from the highway. Staff will take another look at increasing the size of the Chamber portion of the sign.

Glen Kleven asked if this theme should be extended to Jamaica Ave. Ryan Schroeder thought it would be a good idea to make Jamaica Ave. a part of the East Ravine project and create continuity with a different theme.

The Shoppe's at Gateway North will be on the Council agenda next week. Staff will

send Oppidan a default notice because they have not moved forward with a purchase agreement. Two other developers are currently interested in the space. Ruby Tuesdays will also be on the next Council agenda. They are currently working on issues related to grading, ponding, and utilities. Kohl's is still ahead of schedule for completion of their project. The new Oak Park Commons building is completely leased. The second floor will be dental offices and the first floor will house a number of service oriented businesses.

### **GROVE PLAZA**

Ryan Schroeder informed the EDA that the remodeling for this project will be complete in April or May. FW Gordon of Woodbury will build the new 4,200 sf outlot building portion of the project.

### **GATEWAY STREETSCAPING**

City staff is looking into replacing the current city fence and putting in a trail behind City Hall. Pedestrians are currently walking through side yards. The new fence and trail would help redirect traffic to Hardwood Court. The city needs to replace the current fence and this will offer an opportunity to replicate the gateway fencing in this area of the city. It is uncertain if other businesses in the area are interested. Washington County HRA is interested in this project and has set aside funds that could be tapped to participate in this project. Ryan Schroeder mentioned to the EDA offering some incentive to affected businesses to build the fence. The EDA had no objections to the project.

### **EAST RAVINE**

Howard Blin updated the EDA on the East Ravine planning process. Most of the land use is proposed for low density residential, medium density residential, and very little for high density residential. There are plans for two commercial nodes. Approximately 200,000 sf of commercial development could occur at 70<sup>th</sup> and County Road 19 in 10 to 15 years. There may be a future market for a grocery store in this area. The second node is at Keats and County Road 19 where there is the potential for 600,000 sf of commercial space. It was suggested that national big box retailers may be interested in this space for future development.

Mixed use is also designated on the proposed plan use map. This will allow for a possible main street development with retail, office, and possible residential development. Public land is also designated. Washington County Staff is interested in planning for a service center that could house non-profits, a community center, and possibly a new City Hall. This would also provide synergy for other developments. There have also been discussions about creating a ridge road to follow the ravine on the west ridge. The road will open up views into the ravine. Green corridors have also been

used extensively in the plan. Landscaping along the greenways will provide screening for yards. The committee is currently exploring the use of 100 foot greenway spaces although it was suggested that that may be too wide. The City Council and Planning Commissions will comment about the current design at their next meetings.

EDA President Jim Wolcott asked Howard Blin about the right of way on County Road 19. Mr. Blin informed the EDA that County Road 19 will have four lanes in the future. The greenways on both sides will shield the homes. Mike Wennen thought the 100 foot green corridors were too wide. Glen Kleven thought the city should dictate a style of fence in the East Ravine area. Jim Wolcott mentioned putting in berms to hide the fencing from the road. Howard Blin mentioned that covenants and associations could require certain types of fencing. Mr. Wolcott mentioned the Bear Path Neighborhood in Eden Prairie as a good example of what the city is trying to accomplish. Bear Path has a natural break with greenery that hides fences from the road.

Glen Kleven thought the mixed-use and high density residential uses should be switched on the map in the Cottage View area because once houses are built it is difficult to put in commercial areas. Ryan Schroeder mentioned that the area along County Road 19 has a large amount of topography which would make commercial development a challenge. Mr. Kleven was also uneasy with the mixed-use designation. Howard Blin said the city will need to find a balance between office, residential, and commercial. Jim Wolcott also informed the EDA that a possible high school and elementary school site may be purchased by the school district in the East Ravine area.

Glen Kleven asked if the MUSA line will affect this project. Mr. Blin informed the EDA that all of the East Ravine will be within the MUSA as part of a Comprehensive Plan amendment. Mike Wennen asked if the high density designation was for senior housing or all of the above. Howard Blin informed the EDA that staff is not envisioning apartments, but looking for town home style rentals. Mr. Wennen also asked about where empty nester housing will be built. Ryan Schroeder said that the empty nester housing can be built in the low density designations on the map. Glen Kleven asked for an explanation of mixed use. Howard Blin informed the EDA that the mixed use designation includes retail, office, and residential space. Al Boche mentioned Richfield and St. Louis Park have successfully built mixed-use projects. Mr. Boche also mentioned that County Road 19 needs to be upgraded soon.

Ryan Schroeder asked the EDA for their thoughts on the public property designations. Al Boche mentioned that the Parks Commission had discussed a community center in this area. Glen Kleven said that the northern portion of the ravine park did not offer anything that is unique and could reasonably be used for county/city facilities. Ryan Schroeder mentioned that the offices would provide a hub of activity with walk able mixed-use amenities nearby. Jim Wolcott mentioned that the proposed blue area is already non-taxable property.

Mr. Wolcott also mentioned that the green corridors created by the South Washington Watershed District could also be used as ball fields. Howard Blin also mentioned the

idea of straightening out 70<sup>th</sup> Street and looping Military Road. Military Road will need to be upgraded to urban standards.

### **HAMLET PARK**

Five people representing three families showed up to the neighborhood meeting on the Hamlet Park storm water ponding project. One family was unhappy about the ponding project and another family was unhappy about the proposed 19 units of housing. Glendenning Road will be set up for industrial use. The city is also rebuilding the current parking lot at Hamlet. Al Boche mentioned that adding additional parking spaces west of the park entrance would be a public safety hazard without re-routing the entrance to the park. Ryan Schroeder informed the EDA that the DNR controls the designation of the current pond and the proposed water quality pond existing Hamlet Avenue will be a future Capital Improvement project (CIP).

### **2004 EDA MARKETING**

The EDA reaffirmed the 2004 EDA marketing budget which consisted of six post cards and 13 ¼ page ads run over 18 months.

### **BUILDERS TOUR**

Staff is putting together an event to raise awareness for the East Ravine project.

### **CHAMBER TRADE SHOW**

The Chamber Trade Show will be held on April 15<sup>th</sup> from 4:00 PM to 7:00 PM at River Oaks Golf Course.

### **2004 EDA GOLF OUTING**

Save the date cards were sent out in February. This year's event will be held on August 17<sup>th</sup> at River Oaks Golf Course. Three foursomes have signed up for the event to date.

### **TIF DISTRICT UPDATE**

TIF District 1-11, which was created for the Tower Automotive project which did not proceed, will be decertified in 2004. TIF District 1-10 is moving along as projected. Staff will need to recreate a new district in its place because it will only remain active for 5 more years. Actual values in this district are over the minimum assessment agreement values. Ron Hedberg proposed unfreezing the tax rate to create additional revenue. The revenues from TIF 1-8 may be used in other projects. The expansion of the Up North Plastics will help TIF 1-3 come close to breaking even.

**MISC.**

A new post card featuring Howard Blin has been sent to the ED mailing list. Glen Kleven asked when a stop light will be installed at the intersection of Jamaica Ave. and Highway 61. Ryan Schroeder informed the EDA that MNDOT will not have the money for this project until 2007 or 2008. Jim Wolcott also mentioned adding a double left turn lane and a single right turn lane. Mr. Kleven mentioned that this is a dangerous intersection and will become worse with increased truck traffic from the industrial park.

**ADJOURN**

The EDA adjourned at 8:25 a.m.

Respectfully submitted,

Scott Johnson  
Management Analyst