

CITY OF COTTAGE GROVE

ECONOMIC DEVELOPMENT AUTHORITY

MINUTES April 13, 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 13th day of April 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
Glen Kleven, Authority Member
Mike Wennen, Authority Member
Al Boche, Authority Member
Dick Pederson, Authority Member
Sandy Shiely, EDA Vice-President

Members Absent: Gerry Weingartner, Authority Member

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

APPROVAL OF MINUTES

Authority Member Glen Kleven moved to approve the March 9, 2004 EDA Minutes. Dick Pederson seconded the motion and the motion carried unanimously.

PROJECT UPDATES

Scott Johnson informed the EDA about two projects. Project ED-04-002 is a chemical company who met with Ryan Schroeder on April 6th to discuss building a 25,000 SF building on 2.2 acres in the Industrial Park. Project ED-04-004 is for a proposed office building next to the Cottage Grove Pet Clinic. Jim Wolcott asked if the property owner

was serious about building an office building on that space. Ryan Schroeder informed the EDA that Community Development has not received a proposal for an office building on that site.

GATEWAY UPDATE

Ryan Schroeder informed the EDA that Gene Stoltz, the owner of the property for the Shoppes at Gateway North project, died a week ago. His family is moving forward with the project and this project will be on the May 5th Council Agenda. Ryan Schroeder also informed the EDA that a purchase agreement for the Oppidan project will be on the next Council agenda.

CLEAR CHANNEL

The closing on this property will occur in the near future. A new design that incorporates more of the details from the Gateway North monument signs will be used. This design will take the place of the proposed flag design for the billboards.

EAST RAVINE

Howard Blin informed the EDA that the Planning Commission and the City Council has approved Concept D for the East Ravine Study. A government campus including Washington County and the City has also been incorporated into the plan. Washington County is currently looking at the golf dome site and the East Ravine site for a south service center. The EDA was given a rough draft of a possible layout for the East Ravine site. The Washington County Board has agreed to look at joint use possibilities for the site.

HAMLET PARK

Staff is currently working on a purchase agreement for the expansion of Hamlet Park. The property is currently held in a family trust. There is currently a verbal agreement and the family is drafting a purchase agreement. Council has approved small expenditures for the park this year. Staff will refine the numbers for the CIP.

BUILDERS LUNCHEON

Staff is putting together a luncheon for housing builders to raise awareness for the East Ravine area. The event will take place on Wednesday, June 9th from 11:30 AM to 1:00 PM at River Oaks.

GATEWAY FENCING

Monica Percic informed the EDA about the gateway fencing project to replace dilapidated fencing and improve aesthetics near City Hall. A letter discussing the project

will be sent out in the near future to the land owners. A meeting to discuss cost sharing and the project will be held in the near future. Ryan Schroeder informed the EDA that the wooden fence behind City Hall would also be included in the project. The new fence will follow the design standards set in the gateway. The Washington County HRA has a strong interest in participating in this project. Mayor Shiely asked if the wrought iron fencing will also be used in front of US Bank. Ryan Schroeder said there is no specific plan for the bank site. Jim Wolcott asked about the height of the fence. Mr. Schroeder said the fence will be 6 foot high for this project and Monica Percic added that it costs roughly \$50 per lineal foot. Mr. Schroeder further explained that a paved trail behind the buildings to Hardwood Court would also be built in conjunction with this project. Another reason for the project is to block off the informal walk way that is currently in this space.

APRIL 15th CHAMBER TRADE SHOW

The EDA will have a table at this event. Howard Blin and his staff will be on hand to discuss the East Ravine Project. There will be grab bags with the sponsor logos, give - a - way items, and door prizes for all people who come to the event. Posters have also been put up in a number of places in the community promoting this event. Mike Wennen also explained that the event will be held during dollar burger night at River Oaks. If River Oaks sells \$750.00 worth of food and beverages, then the room rental fee will be waived for the trade show.

PROPOSED COGENTRIX EXPANSION

Ryan Schroeder informed the EDA that the City Council has adopted a resolution in support of legislation to help Cogentrix's effort to expand. The legislation provides an opportunity for Cogentrix to be on a level playing field tax wise for the Great River Energy contract. If Cogentrix is able to get this legislation passed and is awarded the Great River Energy contract, then they will go in front of the City Council and Planning Commission for the necessary approvals. The expansion would not occur until the spring of 2007. Glen Kleven proposed a motion in favor of the legislation for Cogentrix. Dick Pederson seconded the motion and the motion approved unanimously. Mike Wennen abstained from the vote on the EDA resolution.

PURCHASE AGREEMENTS

Staff is still waiting for the purchase agreements.

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ADJOURN

The EDA adjourned at 8:00 a.m.

Respectfully submitted,

Scott Johnson
Management Analyst