

CITY OF COTTAGE GROVE

ECONOMIC **D**EVELOPMENT **A**UTHORITY

MINUTES **June 8, 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 8th day of June 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
Gerry Weingartner, Authority Member
Al Boche, Authority Member
Sandy Shiely, EDA Vice-President
Dick Pederson, Authority Member

Members Absent: Mike Wennen, Authority Member

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

APPROVAL OF MINUTES

Authority Member Al Boche moved to approve the May 11, 2004 EDA Minutes. Mayor Shiely seconded the motion and the motion carried unanimously.

PROJECT UPDATES

ED-04-006: A packaging company is looking into building a 60,000 square foot project in the industrial park. Staff recently sent out a marketing packet to the business owners.

ED-04-007: This is for a proposed multi-tenant 12,000 square foot commercial space at 8599 West Point Douglas Road.

ED-04-008: Mike Mulrooney, a representative from Advance Resources for Development, contacted Ryan Schroeder about industrial property for a 5 to 10 acre project. Staff is putting together a proposal for this project.

GATEWAY UPDATE

Ryan Schroeder informed the EDA that the Ruby Tuesday Restaurant will be closing on their property July 1st. The City is expecting a purchase offer from a national sit down restaurant chain in the near future on the site north of Ruby Tuesday. The Kohl's project is on schedule and the grand opening will be held on August 20th. The Small tenant space at Grove Plaza is complete and 100% leased. CGAA Bingo opened last Friday in their new space in Grove Plaza. There is a letter of intent with a national restaurant for the Grove Plaza outlot. A conditional use permit will be needed for the 2,900 square foot restaurant drive through window.

The City now owns the Clear Channel property. The timeline for construction of the new billboard structures is unknown at this time. The City will be taking down the for lease signs on the property. Mayor Shiely asked if the Planning Commission has access to the EDA minutes. The Commission has had questions on the timeline for certain development projects. Ryan Schroeder informed the EDA that the Planning Commission will have access to the minutes in the near future.

Staff has found some curb disrepair on Hardwood Avenue and Hardwood Court. There is some discussion on whether the damage was caused by construction flaws in the curb or by snowplows. The City Council will be ratifying bids on the sidewalk at their next meeting. Jim Wolcott asked if the bids were reasonable. Ryan Schroeder informed the EDA that the new mandated cone shaped handicap ramps cost a large amount and this is driving up the cost of the bids. There are 10 of these handicap ramps on this project.

Mr. Schroeder received an e-mail from the prospective developers of the Cottage Square site. They are still working on environmental issues with the PCA. The PCA will not accept a mitigation plan without further tests on the site. There is no project schedule at this point. Oak Park Commons will open in late June or early July. The Shoppes at Gateway North are continuing in their selection process for a contractor for their project. The City Council has approved the sale of General Obligation Taxable Tax Increment Bonds in the Gateway TIF 1-12 District.

EAST RAVINE

Staff is currently working on designs for neighborhood #1 of the East Ravine area. The homes would be fronted on the parkway and alleys may be used to access garages. On June 21st staff will meet with the East Ravine Task Force. The Builders Luncheon will

take place tomorrow at 11:30 AM at River Oaks Golf Course. On June 15th staff will hold a focus group of builders and developers to get feedback on the East Ravine proposal. Al Boche asked about the timetable for the East Ravine. Howard Blin informed the EDA that that study and the AUAR will be completed by January 2005. Properties will then be rezoned and amendments will be made to the Comprehensive Plan. The City should begin to receive development applications by the middle of 2005. Ryan Schroeder informed the EDA that the East Ravine Parkway is the spine of the whole East Ravine project.

Mayor Shiely asked if the County is moving forward with their campus proposal. Howard Blin said County Representatives went in front of the Met Council's Parks and Open Space Commission. Mayor Shiely commented that she was told at a ribbon cutting for the new trail in the East Ravine by a Met Council Representative that the Met Council will allow Washington County to build their campus and replace the park land with another piece of property.

GOLF OUTING

Scott Johnson informed the EDA that 67 RSVP's have been received by the City for the Annual EDA Golf Outing. The golf outing currently has 7 silver sponsors and 1 platinum sponsor. All participants in the event will be provided with a 16 oz. travel mug and a golf towel with the Growth Partners logo. The Event will take place at River Oaks on August 17th.

BUILDERS LUNCHEON

Invites were sent out for the builders luncheon. Staff has received 24 RSVP's for the luncheon. 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 that a meeting was held on Wednesday, May 12th with property owners to discuss the Gateway Fencing project. There was discussion on fencing types, specifications, and the location of the proposed trail. Another street light will also be needed for the trail. The meeting was positive for all of the parties involved. The Washington County HRA is very interested in the project and the other 5 property owners have varying interest in this project. Two of the properties need approvals from the boards to participate in the project.

MISC.

Jim Wolcott asked if the Frisbee golf course was still functioning. Ryan Schroeder informed the EDA that the Frisbee golf course is still active. Because the Frisbee's used for golf have a metal edge, there has been some damage to the trees and other vegetation. Frisbee golf baskets have also been stolen from the site.

Staff recently completed a photo shoot for the 2004 marketing campaign. The EDA thought it would be a good idea to participate in the Chambers annual golf tournament.

Mr. Schroeder also asked for the EDA's comments on the rough draft of the 2003 Annual Report.

ADJOURN

The EDA adjourned at 8:05 AM

Respectfully submitted,

Scott Johnson
Management Analyst