

# CITY OF COTTAGE GROVE

## ECONOMIC DEVELOPMENT AUTHORITY

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### MINUTES AUGUST 10, 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 10th day of August 2004.

#### CALL TO ORDER

The meeting was called to order at 7:30 AM by EDA President Wolcott.

#### ROLL CALL

**Members Present:** Jim Wolcott, EDA President  
Sandy Shiely, EDA Vice President  
Gerry Weingartner, EDA Secretary/Treasurer  
Al Boche, EDA Member  
Glen Kleven, EDA Member  
Mike Wennen, EDA Member

**Members Absent:** Dick Pederson, EDA Member

**Others Present:** Ryan Schroeder, EDA Executive Director  
Jennifer Levitt, City Engineer  
Monica Percic, Management Analyst  
Neil Belscamper, Administrative Secretary  
Colby Johnson, *South Washington County Bulletin*

#### APPROVAL OF MINUTES

EDA Member Kleven moved to approve the July 13, 2004 Economic Development Authority Minutes as presented. EDA Vice President Shiely seconded the motion. Motion carried unanimously.

#### PUBLIC SUBSIDIES HEARINGS FOR AMERICAN AGCO, ICC, PRI

EDA Executive Director Schroeder introduced the item. He stated that there were three resolutions for consideration by the Economic Development Authority at the conclusion

of the public hearings. He then outlined the proposals, which were for authorizing tax-increment-financing subsidies by the Economic Development Authority of \$141,181 for American AGCO, \$68,853 for ICC, and \$49,832 for PRI, with the investments recovered over the remaining six-year term of the TIF district. He noted that closing on the properties was expected in the next 30 to 40 days.

EDA President Wolcott opened the public hearings. No one spoke. EDA President Wolcott closed the public hearings.

EDA Vice President Shiely moved to adopt **EDA RESOLUTION NO. 04-03**, CALLING FOR BUSINESS SUBSIDIES TO A PROJECT REPRESENTED BY AMERICAN AGCO. EDA Member Wennen seconded the motion. Motion carried unanimously.

EDA Member Kleven moved to adopt **EDA RESOLUTION NO. 04-04**, CALLING FOR BUSINESS SUBSIDIES TO A PROJECT REPRESENTED BY INNOVATIVE CHEMICAL CORPORATION (ICC). EDA Member Boche seconded the motion. Motion carried unanimously.

EDA Member Boche moved to adopt **EDA RESOLUTION NO. 04-05**, CALLING FOR BUSINESS SUBSIDIES TO A PROJECT REPRESENTED BY PLASTIC RESOURCES, INC. (PRI). EDA Member Wennen seconded the motion. Motion carried unanimously.

## **PROJECT UPDATES**

EDA Executive Director Schroeder highlighted a proposal for a 50,000 – 60,000 square-foot multi-tenant project in the industrial park by Vanguard Construction, noting that further information would be passed on once it becomes available.

## **GATEWAY UPDATE**

EDA Executive Director Schroeder said the Kohl's grand-opening ceremony would take place on August 20 at 7:00 AM, with the ribbon cutting taking place at 7:45 AM. Construction of Ruby Tuesday was proceeding as expected. A second Oak Park Commons building was being considered by the developer. Main Street Bank has scheduled a mid-September opening. A conditional-use permit application for a coffee shop with a drive-up window would be considered by the City Council at their August 11 meeting. Discussions were currently taking place between the Minnesota Department of Transportation and the City over the 80th Street median enhancements and "Welcome to Cottage Grove" monument. EDA Executive Director Schroeder asked EDA members to inform him if they were aware other communities that had streetscaping enhancements on MSA roadways. The Cottage Square closing has been tentatively scheduled for September 15. The Frattalone parcel is being listed by United Properties and the EDA should expect to see some proposals in the near future.

## **EAST RAVINE**

EDA Executive Director Schroeder stated that the City Council and Planning Commission had recently held a joint meeting where they discussed the East Ravine, noting that the packet items from that meeting had been included with the EDA packet. He said there had been quite a bit of discussion on integrating greenways into the proposed concepts, and that there were concerns over density. EDA Vice President Shiely commented that impacts to County Road 19 were a topic of discussion. At the Public Works Commission meeting, EDA President Wolcott added, road widths were also items of concern. City Engineer Levitt noted that there were currently some issues in Woodbury over roadway radii.

## **PROPOSED OAKWOOD COMMERCIAL PURCHASE AGREEMENT**

EDA Executive Director Schroeder explained the proposal for the Gateway North Site next to Ruby Tuesday by VICORP for development of a Baker's Square family restaurant. The purchase price was less than a previous proposal, but the developer would be spending \$100,000 in enhancements to the site, including a fountain, as part of the agreement. He added that it would be on the August 11, 2004 City Council agenda and asked that the EDA entertain a motion supporting the proposal. EDA Vice President Shiely moved to support approval of the proposed purchase agreement by the City Council for the purchase of the Oakwood Commercial Parcel by VICORP. EDA Member Weingartner seconded the motion. Motion carried unanimously.

## **DEVELOPMENT ENHANCEMENTS**

EDA Member Kleven, who works for the State of Minnesota Gambling Control, commented that due to the economy, funds from charitable gambling, as noted in the list of potential funding sources for community enhancements, would not be as available as they had in the past. EDA Member Boche, who is president of the Cottage Grove Athletic Association, concurred that revenues in the charitable-gambling industry are down.

## **EDA MARKETING POSTCARDS**

This was an informational item presented with the packet.

## **EDA GOLF OUTING**

EDA Executive Director Schroeder said approximately 120 golfers had signed up for the event. Seven awards would be presented for achievements by builders, developers, and architects over the past year. Golf towels with the GrowthPartners logo would be given out to each participant. He noted that they are hoping to break even on the event.

## **BUILDERS' LUNCHEON LIST**

This was an informational item presented with the packet.

## **CALENDAR**

This was an informational item presented with the packet.

## **MISCELLANEOUS BUSINESS ITEMS**

EDA Member Boche stated that the Parks Commission would be discussing a Request for Proposal for a Parks Facilities Study at their August 26, 2004 meeting. EDA Vice President Shiely remarked that she would not be in attendance for the September EDA meeting. She announced that the Holiday Train would be stopping in Cottage Grove again this year. Management Analyst Percic suggested moving the site to the Park and Ride lot to alleviate parking problems. EDA Executive Director Schroeder said the grading of the Park and Ride site may be an issue with locating the event there.

## **ADJOURN**

EDA President Wolcott adjourned the meeting at 8:12 AM.

Respectfully submitted,

Neil Belscamper  
Administrative Secretary