

# CITY OF COTTAGE GROVE

## **E**CONOMIC **D**EVELOPMENT **A**UTHORITY

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### **MINUTES** **June 14, 2005**

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 14th day of June 2005.

#### **CALL TO ORDER**

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

#### **ROLL CALL**

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

**Members Absent:** Al Boche, EDA Member

**Others Present:** Howard Blin, Community Development Director  
Ron Hedberg, Director of Finance and Administrative Services  
Jessica Sandin, Management Analyst  
Ryan Schroeder, EDA Executive Director

#### **APPROVAL OF MINUTES**

Glen Klevan moved to approve the May 10, 2005 Economic Development Authority Minutes. EDA Member Wolcott seconded and the motion carried unanimously.

## **DEVELOPMENT UPDATE**

Ryan Schroeder informed the EDA that construction continues in the Industrial Park on American AgCo phase II and Plastic Resource has completed its utilities, paved the parking lot and will be moving in this weekend. Schroeder commented that the Auto body project continues to have some level of completion ability. He reported that the extension of 97<sup>th</sup> Street is required for multi-tenant projects proposed and requested EDA input on appropriate location of that roadway. Discussion ensued on the 150 foot setbacks currently required for building and the option of a narrower setback of 60 feet to allow for side loading and a buffer for the nearby residents. EDA members were in agreement that it is important to shield the homes and that a side loading area and narrower setback would better serve that purpose. EDA member Glen Kleven recommended getting citizen input from the neighbors and Howard Blin stated they would set up a neighborhood meeting to display options and gather comments. Schroeder mentioned that work continues with WAG farms on finalizing the parcel boundaries for the 95<sup>th</sup> Street pond project.

Schroeder informed the EDA that Mayor Shiely was the “celebrity scooper” during a grand opening event for Cold Stone Creamery on June 4<sup>th</sup> and he stated that the ribbon cutting event was held June 3<sup>rd</sup>. Schroeder also updated the EDA that the Starbucks is opening by September 30 and the Rainbow fueling station has been removed. He stated the site could be good for a restaurant because of the visibility and that any use would require Rainbow’s approval. Schroeder also mentioned Aspen Grove and Frattalone continue to work on conceptual layouts for their properties west of Kohl’s.

Schroeder concluded the development update with a mention that the Joe-Bob property is under contract with a proposal for a restaurant on the site. Discussion ensued whether a restaurant was feasible on the site and how the City of Cottage Grove could approach storm drainage in the area. Without the Watershed District taking this area on as a regional project in the near future, the EDA members felt staff should continue to work on the storm drainage issue.

## **EAST RAVINE**

Howard Blin updated the EDA on the meeting schedule regarding development in the East Ravine:

- June 20: Public Open House
- June 27: Planning Commission Hearing
- July 6 and 20: City Council Public Forum
- Aug. 22: Planning Commission Public Hearing (tentative)
- Sept. 21: City Council Action (tentative)

Blin commented the next two months will allow for intensive public comment. He reported the primary issue raised in the project involves the proposed alignment of Military Road. Concerns regarding Military Road include its historic preservation and the shorter distance the existing

alignment provides. Blin stated the plan will propose to preserve the existing alignment in a combination of trails and local streets.

### **STRATEGIC PLAN**

Ryan Schroeder presented the EDA with a draft of the Strategic Plan with “quality townhome” construction moved from a group C to group B priority based on last meetings discussion. He asked for other suggestions or comments on the proposed plan. Jim Wolcott suggested another objective regarding the enhancement of building standards for commercial and residential properties. EDA members agreed they liked the draft and had no further suggestions.

### **TWIN CITIES COMMUNITY CAPITAL FUND UPDATE**

Ryan Schroeder updated the EDA on the Twin Cities Community Capital Fund (TCCCF) and reported on the loan criteria utilized by the fund. He offered suggestions to enhance the current criteria, including: meeting the City Business Subsidy guidelines, targeting certain demographics, targeting geographic areas like the Gateway, or the Industrial Park, and a catch all category for other community impacts. Discussion ensued on the level of restriction that would be beneficial. Myron Bailey suggested looking at redevelopment favorably and Glen Kleven suggested adding a goal in the Strategic Plan that clarifies the targeted business zones. Schroeder concluded with stating he would bring forward a resolution that the EDA and Council will grant access to loan funds after identifying which goals the project meets.

### **GATEWAY FENCING UPDATE**

Jessica Sandin reviewed the status of the project, stating that the City Council took action on June 1, 2005, to award the contract for the installation of the fence system. She stated staff continues to facilitate all parties in executing the finalized fence agreement. Sandin also mentioned the fence project is anticipated to begin late June or early July.

### **2005 GOLF OUTING UPDATE**

Jessica Sandin updated the EDA on the status of the Golf Outing on August 16<sup>th</sup> and stated the invitations have been sent out recently to the development community.

### **CALENDAR**

The EDA members were reminded of upcoming meetings and events.

### **ADJOURN**

Gerry Weingartner made a motion to adjourn, which was seconded by Glen Kleven. The meeting adjourned at 9:00 AM.

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Respectfully Submitted,

Jessica Sandin  
Management Analyst