

# CITY OF COTTAGE GROVE

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

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### **MINUTES** **October 11, 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 11th day of October 2005.

#### **CALL TO ORDER**

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

#### **ROLL CALL**

**Members Present:** Myron Bailey, EDA Vice President  
Al Boche, EDA Member  
Glen Kleven, EDA Member  
Mike Wennen, EDA Member

**Members Absent:** Sandy Shiely, EDA President  
Gerry Weingartner, EDA Secretary/Treasurer  
Jim Wolcott, EDA Member

**Others Present:** Howard Blin, Community Development Director  
Tom Kaiser, Bulletin Newspaper  
Jennifer Levitt, City Engineer  
Jessica Sandin, Management Analyst  
Ryan Schroeder, EDA Executive Director

#### **APPROVAL OF MINUTES**

EDA Member Glen Kleven moved to approve the September 13, 2005 Economic Development Authority Minutes. EDA Member Wennen seconded and the motion carried unanimously.

## **DEVELOPMENT UPDATE**

Ryan Schroeder presented the EDA with the City's intent to host three informative meetings with businesses this fall. The Industrial Park meeting is planned for October 26<sup>th</sup> and the two commercial node meetings have not yet been scheduled. He requested comments and suggestions on the proposed agendas for the events. The EDA was in favor of the tentative agendas.

At the last meeting the Board requested that Presbyterian Homes be present to discuss the status of their project, relocation discussions, and site plans. Representatives of Presbyterian Homes were present to address these issues and answer questions. Bob VanSlyke briefed the EDA on the status of the project and introduced their relocation consultant Dan Wilson. Wilson explained most tenants have received relocation payments. Both Snyders Drug Store and Demori's Restaurant remain unsettled. He explained the strategy for buying out the two remaining leases is to be fair. Wilson noted that in addition to complying with Minnesota law, HUD is monitoring the relocation procedures.

A representative of Pope Associates described the concept site plan (attached). The general layout contains six acres of retail and six acres of senior housing.

In the senior housing component on the south of the site, the building on the east will have independent living units. The presented plan anticipates 80-90 units plus underground parking in the 4 story building. There will be a pedestrian connection from this building to the 1 or more story "town center" which contains common spaces like a kitchen, fitness room, and dining room. The main entrance and a service drive from the kitchen propose to access Hadley Avenue. In the senior building on the west, there will be another 4 story building with underground parking. The concept has 12-14 memory care units on the first floor and 42 units of assisted living on the other three floors. PHM noted a new fence is needed on backside of the senior housing site to buffer the neighbors.

The 46,100 square feet retail area proposes access off Grange Avenue and contains pedestrian connections between the senior housing and retail. PHM mentioned there will be significant landscape buffering around the buildings to include some water feature.

In response to a question by the EDA, PHM remarked they will market the senior housing units in this local community first and foremost.

EDA Vice President Myron Bailey asked when PHM anticipates breaking ground and how the phasing might work. Bob VanSlyke responded the target for breaking ground is February or March of 2006. The project would begin on the south end with the senior housing and work north to the retail component.

They have successfully relocated tenants that represent over 50% of the leasable space. Under the terms of the development agreement once PHM reaches that 50% threshold and

enters an agreement with the EDA to cover all costs, the EDA will condemn any remaining real estate interests in the property. Ryan Schroeder indicated that the agreement has been drafted but it has yet to be signed by the interested parties from PHM.

Motion by EDA Member Glen Kleven to table voting on the agreement with PHM until the November 8, 2005 EDA meeting. EDA Member Al Boche seconded and the motion carried unanimously.

Ryan Schroeder noted an article that appeared in the Star Tribune on September 26, 2005 regarding Military Road.

### **CALENDAR**

The EDA members were reminded of upcoming meetings and events.

### **MISCELLANEOUS BUSINESS ITEMS**

EDA member Glen Kleven expressed a concern regarding changes to zoning in the Industrial Park which would allow outdoor storage. Ryan Schroeder explained the City is discussing appropriate land use and is clarifying the current policy. EDA member Glen Kleven is not in favor of changes that allow outdoor storage.

### **ADJOURN**

EDA Member Al Boche made a motion to adjourn the meeting, which was seconded by EDA Member Mike Wennen. All Present in Favor, the meeting adjourned at 8:55 AM.

Respectfully Submitted,  
Jessica Sandin  
Management Analyst