

**THE REGULAR MEETING OF THE PRINCETON EDA BOARD HELD ON
AUGUST 19, 2010, AT 6:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

Paul Whitcomb called the meeting to order at 6:00P.M. Members present were Jeff Holm, Thom Walker, and Charles Snustead. Staff present were Jay Blake and Mary Lou DeWitt.

Absent were: Victoria Hallin, Ben Hanson, and Cindy Riddle. (Riddle arrived at 6:04 P.M.)

APPROVAL OF MINUTES FROM THE REGULAR MEETING ON JULY 15, 2010

SNUSTEAD MOVED, SECOND BY WHITCOMB TO APPROVE THE MINUTES FROM THE REGULAR MEETING ON MAY 20, 2010. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

Cindy Riddle arrived at 6:04 P.M.

UNFINISHED BUSINESS:

A. Rural Taxing District Discussion

The Rural Taxing District is a continued discussion from previous EDA Board meetings. Options for defining rural could be: Single Family Residential Property, Vacant Property, Un-platted Property, No Sewer Availability, No Water Availability, Lot Size Greater Than 2.5 Acres, and Not Enrolled in Green Acres or Other Agricultural Tax Reduction Programs.

Blake said that there are approximately 28 parcels in the City that would qualify for this Rural Tax rate. If a parcel were to annex into the City then revenue would come in, but it would be a graduated process because a share would still go to the township for a period of time. Other options would be that only properties that are annexed into the City by a certain date would be eligible and/or parcels greater than ten acres.

The EDA Board suggested having a greater parcel size then the 2.5 acres to qualify for this district. Or those annexed in and not having the availability of water and sewer hook-up would qualify for the reduced tax rate until they are hooked up. Another option could be when the land is platted into a Preliminary Plat then the Rural Taxing District is removed. Or the limit of being on the Rural Taxing District is ten years.

Walker asked if this is enough benefit to encourage annexations.

Blake said that is hard to say. He would like to have the City Attorney put in the definitions to qualify for the Rural Taxing District that parcels need to be annexed into the City by a certain date or maybe annexed into the City in the last ten years.

Whitcomb commented that if parcels in Flower City were to annex into the City they would need street plowing, police protection, etc. For the small percentage the City would earn from taxes on the Rural Taxing District, it might not be a good benefit for the City.

The EDA Board suggested other options such as changes to the deducted rate from what the City and Township were to receive for the ten year period. Or vacant land would have a larger tax deduction. Blake will do a sample analysis with using Flower City as the example for what taxes would be for a period of time and what the City would receive for their share.

Holm said his concerns are the individual annexing. Urbanized he understands. He would like to soften the hardship for Flower City if they were to come into the City.

This will be on the agenda for the September meeting with a sample analysis of using Flower City as the example.

B. Neighborhood Stabilization Program

-316 10th Avenue North

Completion of the homes is scheduled for August, 2010

-609 Old Highway #18

This home has had it scheduled burn by the Princeton Fire & Rescue Department. The final payments have been requested for the contractor. This property is being held by the City for future public needs.

-1503 13th Street North

This project has been awarded to NC Contracting for approximately \$47,000. The completion date is set for the end of August, 2010.

-1003 Fifth Street South

This property was awarded for approximately \$30,000. The anticipated closing should be on or near September 15, 2010. There was water in the basement and that is being checked on. A sump pump has been added to the contract. The intended buyer wants down payment assistance and we have \$3,000 left in the budget and that would help her with closing cost.

Whitcomb said in the past it was 5% that had been agreed on for assistance.

SNUSTEAD MOVED, SECOND BY WALKER TO APPROVE \$3,000 FOR CLOSING COST ASSISTANCE TO THE INTENDED BUYER OF 1003 FIFTH STREET SOUTH. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

-Arcadian Homes

The City Council approved the RFP for redevelopment of the site on August 12, 2010. The information for the RFP is on the City website and the League website. There will also be information of this in the local Union Eagle paper next week. The RFP's will be due back by September 30, 2010. Additional guidance has come down from HUD on the disposition of the land for redevelopment.

The Princeton Fire & Rescue Department will do a scheduled burn of each building at a separate time and clean up the site after each burn. The Princeton Fire & Rescue Department has tentatively set the practice burns and training sessions for September 11, 2010, and September 25, 2010. The City did not receive the requested \$137,500, however did receive an additional allocation of \$24,891 to cover additional rehab expenses on the remaining projects.

Whitcomb said the Fire & Rescue Department will be burning two of the buildings and tearing down the third one because of power lines.

-909 9th Street North

Staff met today with Kenny Bergstrom and a personal representative to discuss the potential acquisition of his property at 909 9th Street North. This property has been condemned. The appraisal from 2009 was \$12,000. Staff is proposing an acquisition price of \$12,000 with the City to assume all closing costs and pay the last half of 2010 taxes at closing. The City will be responsible for the demolition and clearing of the property. Kenny Bergstrom has agreed to these terms. The funds for this acquisition will come from the sale of existing properties.

HOLM MOVED, SECOND BY RIDDLE TO APPROVE THE OFFER OF \$12,000 FOR THE PROPERTY AT 909 9TH STREET NORTH, CONTINGENT WITH A NEW APPRAISAL. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

OLD BUSINESS: None

MISCELLANEOUS:

A. EDA Balance Sheet

The EDA Board had no comments.

B. Verbal Report

Blake informed the EDA Board that Glenn Metalcraft is ahead of schedule with their new addition. Also United States Distilled Products is on schedule with their new addition. Trident is having their building permit reviewed for Sterling Pointe Assistant Living. The bridge work has been on schedule and should stay on schedule if there is no rain delay. The expected completion date is the end of October, 2010.

C. Building Permit Report Through July, 2010

This was informational update for the EDA Board. They had no comments.

D. City Council and Planning Commission Minutes for July, 2010

The EDA Board had no comments.

WALKER MOVED, SECOND BY RIDDLE TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. THE MEETING ADJOURNED AT 7:15 P.M.

ATTEST:

Paul Whitcomb, President

Mary Lou DeWitt, Comm. Dev. Assistant