

**THE MEETING OF THE PRINCETON EDA BOARD HELD ON NOVEMBER 18, 2010, AT 5:30 P.M.,  
AT THE CITY HALL COUNCIL CHAMBERS**

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Paul Whitcomb called the meeting to order at 5:30 P.M. Members present were Victoria Hallin, Ben Hanson, Cindy Riddle, Thom Walker, Jeff Holm, and Charles Snustead. Staff present were Jay Blake and Mary Lou DeWitt. (The meeting began at 5:30 P.M. because the City Council was moved to this night)

**APPROVAL OF MINUTES FROM THE REGULAR MEETING ON OCTOBER 21, 2010**

SNUSTEAD MOVED, SECOND BY RIDDLE TO APPROVE THE MINUTES FROM THE REGULAR MEETING ON OCTOBER 21, 2010. UPON THE VOTE, THERE WERE 7 AYES, 0 NAYS.

**UNFINISHED BUSINESS:**

**A. Proposals for West Branch Re-development Site**

This is a continued discussion from the October 21, 2010, EDA Board meeting. At that meeting were three presentations of proposals for the West Branch redevelopment site; Rum River Health Services, Central MN Housing Partnership, and Trident Development Corporation. Each group gave a brief presentation and at the end of the meeting, the EDA Board was asked to make their own ranking of each proposal and those would be discussed at tonight's meeting, November 18, 2010.

Blake said there would be a 40% tax discount for the lower rate apartments. Having more units on the site would be beneficial for the City of Princeton taxes. Blake had taken photos of each of the three proposals older developments in other areas to see how they have been maintained. Out of the three, Trident's was the least attractive with age, but still in good shape.

Central MN Housing Partnership has the most experience in these types of developments. As far as ranking from the EDA Board, Trident comes in first, second is Central MN Housing Partnership, and third is Rum River Health Services. All three are very close in ranking.

Hallin said that she has spoken with quite a few people in Princeton and what they believe the need is for our community. West Birch Townhomes has 34 applicants on their waiting list. Her focus is what the community needs are for those living here now. She believes West Birch Townhomes can service the community.

Hanson commented that all the proposals would benefit any of the people in need for Princeton. As long as they all qualify any of the proposals would be there for those in need. He also is looking at what would be best for the community and what would draw people to our community.

The EDA Board discussed what each proposal had mentioned in their presentation of what they would want from the City to help reduce the cost of the project and Trident was looking for the most. Also, Trident has not done this type of project before where you work with different type

of financing. With the most experience in this type of project would be Central MN Housing Partnership.

Diann Boser, 1322 Shady Lane, was present and wanted to address the EDA Board on Central MN Aging Council that she is on and the need for housing for the elderly. She hopes this development will fill the need for affordable housing also for the elderly. It is important for the elderly to be able to stay in the area they have lived so they still can socialize with those they have known for so many years. From listening to the comments for all three proposals, Boser likes the pros on all of them, but noticed that none of them seem to be geared towards seniors. The least favorite to her is Rum River Health Services proposal. Boser spoke briefly on CMAC and how they work with seniors.

Holm commented that Central MN Housing Partnership has the experience of getting this type of facility executed. Trident has never done this type of project so it would be new to them and a learning tool. Rum River Health Services has a strong base in the area and most likely has the capability to build this type of facility in the future.

Snustead suggested that whoever gets to move forward with their proposal would need to have a financial commitment available.

Walker asked what Trident would have to pay for the property since their proposal is for profit.

Blake did not know and said a market research would need to be done.

The EDA Board decided to wait on making a decision.

## **NEW BUSINESS:**

### **A. Informational Presentation from Ciara Schlichting on the Rum River Recreational and Resources Board**

Ciara Schlichting was present to give a brief presentation to the EDA Board on Rum River Recreational and Resources Board that is a non taxing authority and does not use tax dollars to fund its mission. Princeton Area Visionary Committee hired Schlichting to form this Regional Planning Board that included surrounding townships, Chamber of Commerce, Princeton School District, and City of Princeton. Basically to look at park needs and benefits for the community. The group actively seeks out grant opportunities to support its work. Two recent grant awards include; 1,000 Friends of Minnesota has contributed over \$50,000 in grant money in 2009 and 2010 through the Community Growth Options Program founded by the McKnight Foundation and the other is MN DNR has awarded the Board \$10,000 in August 2010, through the Community Conservation Assistance Grant. The Board's mission is to work together to serve the region by planning for and coordinating the implementation of trail networks, protected

open space, and unique recreational opportunities that support environmentally healthy and economically viable communities. This will also be in alignment with the City of Princeton Comprehensive Plan. Potential projects would be to enhance the state designated canoe route along the Rum River, create a trail connection from the regional trail that originates in Elk River in coordination with the jurisdictions within the trail corridor as well as continuing the trail through the region to the north, create trail connection to the St. Cloud's region's trail network in coordination with the Central Minnesota Regional Parks and Trails Coordinating Board, and Identify and pursue highly desirable land for public beaches and water access.

Holm would like to see in the plans a crossing from Hwy. #169 that has been spoken of and Schlichting said she would have that in there.

**OLD BUSINESS:** None

**MISCELLANEOUS:**

**A. EDA Balance Sheet**

The EDA Board had no comments.

**B. Verbal Report**

No Verbal Report for tonight.

**C. City Council and Planning Commission Minutes for October, 2010**

The EDA Board had no comments.

HALLIN MOVED, SECOND BY RIDDLE TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 7 AYES, 0 NAYS. THE MEETING ADJOURNED AT 6:55 P.M.

ATTEST:

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Paul Whitcomb, President

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Mary Lou DeWitt, Comm. Dev. Assistant