

**THE REGULAR MEETING OF THE PRINCETON EDA BOARD HELD ON APRIL 18, 2013, AT
6:00 P.M., AT CITY HALL COUNCIL CHAMBERS**

Thom Walker called the meeting to order at 6:00 P.M. Members present were Charles Snustead, Victoria Hallin, Cindy Riddle, Genny Reynolds, and Grady Clark. Staff present were Carie Fuhrman and Mary Lou DeWitt. Absent was Mary Chapman.

APPROVAL OF MINUTES FROM THE REGULAR MEETING ON MARCH 21, 2013 AND THE SPECIAL MEETING ON APRIL 4, 2013

SNUSTEAD MOVED, SECOND BY CLARK, TO APPROVE THE MINUTES OF MARCH 21, 2013. UPON THE VOTE, THERE WERE 6 AYES, 0 NAYS. MOTION CARRIED.

SNUSTEAD MOVED, SECOND BY CLARK, TO APPROVE THE MINUTES OF THE SPECIAL MEETING ON APRIL 4, 2013. UPON THE VOTE, THERE WERE 6 AYES, 0 NAYS. MOTION CARRIED.

UNFINISHED BUSINESS:

A. NSP Update

1) Former Acadian Homes Site

Fuhrman informed the EDA Board that the deadline date for the Request for Proposals was April 11, 2013. There were no responses submitted. This NSP site has a little low income requirement, but nothing like before. Fuhrman called Roger Fink from Trident Development, and he said they are really busy right now and do not have the time for this project. She also called Jeff Larsen from Rum River Health Services and they are concentrating on the clinic right now. Fuhrman did send a RFP to Central Minnesota Housing Partnership and did not receive any response.

Fuhrman said she spoke to a realtor in town and was told that watermain looping scares developers.

Snustead said wait another month and see if anything happens with interest on this site.

EDA Board agreed.

Walker asked if this site does not have low income housing on it or the two north end properties do not have low income will that be okay with the NSP Program.

Fuhrman said that yes, we have met our requirements. Lakes and Pines who oversee the NSP Program are being audited so there is a possibility they will need to look through our files again.

2) 809 9th Avenue North

At the last EDA Board meeting, the EDA indicated their approval of staff exploring the possibility of a twinhome development occurring on the former Bergstrom and Pickering properties.

Fuhrman is working on reviewing this as a possibility. She has contacted the DNR regarding setbacks in the floodplain and is waiting to hear back from him. The right-of-way could be ours

so the City would have to give approval. The property next to these two sites is also for sale. There is not enough money in the NSP funds to purchase that property. The southern properties will be able to be developed on. Road access will have to be approved with Mille Lacs County Engineer.

3) 903 9th Avenue North (Pickering Property – property in tax forfeiture)

Fuhrman informed the EDA Board that she contacted West Central Environmental Consultants (WCEC) of their success in obtaining the bid. Fuhrman is working out a contract with them and will bring it for City Council approval at the next Council meeting.

NEW BUSINESS:

A. Airport Hanger Lots added to Economic Development District 1 – Discussion

Fuhrman said she spoke with Steve Jackson, Finance Director and he said there is no reason why we can not make the region bigger for this district. Properties that are in that area which may be redeveloped or a project that will be done at the location should be added. The former Strong property could be included on this.

Walker said the other side of First Street where a few are vacant or not in use might as well be put in this.

Riddle is concerned that those owning the properties will be scared something is happening to their land. The public hearing is to let people know of the Public Safety Building. There is no gain to add the others. Designating those as EDA District will not change the property at all. It will not make the land anymore profitable. There is no extra financing.

Snustead agreed.

Fuhrman said there definitely is potential on First Street for redevelopment.

Riddle commented that we should not re-label this without a benefit. Why is the EDA District necessary.

Fuhrman said that she would explain to the property owners that nothing is happening to their property right now. There could be possible redevelopment in their area. Fuhrman suggested including all of Aero Business Park, hangers, the buildings across First Street, and Strong's property.

Riddle asked Fuhrman to look for funding to help redevelop this area.

Walker said what about rezoning the property.

Fuhrman said Strong's property could be zoned for Industrial Park. If the EDA includes the

properties that were mentioned it would help in rezoning the properties.

HALLIN MOVED, SECOND BY REYNOLDS, TO INCLUDE ALL OF AERO BUSINESS PARK LOTS, THE OLD HANGERS, THE FORMER "STRONG" PROPERTY, AND THE PROPERTIES JUST NORTH OF FIRST STREET IN THE ECONOMIC DEVELOPMENT DISTRICT NO. 1. UPON THE VOTE, THERE WERE 6 AYES, 0 NAYS. MOTION CARRIED.

B. July EDA Meeting Date Change

Fuhrman will be on vacation during the week of the July 18, EDA Board meeting. If it works for the EDA Board, she would like to reschedule the meeting for July 25, the following Thursday. The City Council will have their meeting that night, so the EDA Board meeting will have to end at 7:00 PM.

The EDA Board members were fine with the meeting date changed to July 25, 2013.

OLD BUSINESS: None

MISCELLANEOUS:

A. EDA Balance Sheet

The EDA Board had no comments.

B. Verbal Report:

1) It Starts Here Challenge Update

They received the business plans and the committee will be reviewing them next week.

2) Downtown Business Signs by Walmart

Fuhrman said that the EDA Board directed her to order three "Downtown Business District" directional signs to be placed out by Walmart. She is waiting for the company to call her back on the price.

Fuhrman said Scott Berry approached her that the Chamber Board would like a different type of Downtown Business District sign. Fuhrman explained to him that the EDA Board had made a motion on three directional signs and he would need to come to the EDA meeting and explain what they would like instead.

Scott Berry was present and explained to the EDA Board that the Chamber and EDA are not on the same page regarding the downtown directional signs. The Chamber would like metal signs the size of those big construction signs they use for road closing. They would like the sign to say "Experience Princeton" and downtown shopping and have a website on the sign. They would like it placed in the easement across from Walmart and then have a small directional sign

by the Dentist office as you are stopping to exit onto First Street. This should be able to get done without modifying the Ordinance. They decided against the business logo sign.

Hallin said this signage would cost more, where is the money coming from.

Berry said the amount the EDA agreed to pay on the other signs can go to this and then the Chamber would pay the remaining. Since Fuhrman has a call in with the sign company, she can get a quote for this sign. He would then bring that back to the Chamber Board.

Snustead said once people shop at Walmart they do not want to go downtown with the Walmart prices.

Hallin said specialty shops are downtown.

Berry wants to show that there are other areas of Princeton.

Reynolds commented that this is not fair to other businesses in town that are not Chamber members. Their business would not be listed on that sign website. The City is contributing to the sign so it is not only a Chamber sign.

Fuhrman wanted to make sure she understood where the placement of the signs would be. If you are stopped at the stop sign when exiting Walmart parking lot, the large sign would be across 21st Avenue, north of Madre Loca. The directional sign would be at the stop sign turning from 21st Avenue onto First Street.

Berry said yes.

Fuhrman commented that directional signs are not addressed in the Ordinance.

Reynolds said 3'x6' or 4'x6' is the approximate size of the highway signs.

Walker said the Chamber should be talking to Walmart about the sign placement. They may not like having customers directed to the downtown. It is a movable sign, but it still would be nice to tell Walmart of the sign.

Berry said he would talk to Walmart regarding the sign.

Fuhrman will find out the sign cost and bring it back to the EDA Board. She will look at which side of the sidewalk it should go on. It will have to be in the right-of-way.

Berry wanted to mention the downtown parking issues before leaving. There had been a petition circulated and a recommendation from the Chamber for the City to address the problem. They want restrictions put in place for downtown parking. Some of the City staff and

Council members will be at the meeting along with downtown business owners and Chamber members. Berry Kirchoff will facilitate the meeting. It will be held on May 21st and the hope is to work together for solutions.

Fuhrman said this would give input for the Council when relooking at the parking issue. The Council members will be invited and if there is a quorum, it will be announced before the meeting begins.

3) Aero Business Park Lot Discussion with Potential Purchaser

Fuhrman said that she had a conversation with the owner of Hibbs Trucking. They would like to expand to one location where the office and trucks are in the same area. Fuhrman suggested Aero Business Park, but that land is too expensive for him. He would need three lots there. He needs a location that has access on a nine ton road.

Walker suggested the Strong property.

Fuhrman said she did mention that site and also the ECM site. He is still looking at options.

4) Monticello Workforce Meeting Recap

Fuhrman said last Friday she went to the meeting that had Chamber and EDA representatives. She gave quite a few of them her business card and believes it will be a good contact base.

C. City Council and Planning Commission Minutes for March, 2013

The EDA Board had no comments.

Clark mentioned that he heard that Mike Wadsworth owner of Sherburne County Trailer Park has sold it. He did not know any other information regarding it.

HALLIN MOVED, SECOND BY RIDDLE, TO ADJOURN THE MEETING.

Clark wanted to ask a few questions about the special meeting the EDA Board had on April 4, 2013, in regards to the Public Safety Building.

Walker said that since there was a motion to adjourn the meeting, we now need to vote to continue discussion.

UPON THE VOTE, THERE WERE 0 AYES, 6 NAYS. THE EDA MEETING WILL NOT ADJOURN AND DISCUSSION WILL CONTINUE.

Clark is concerned with the City owning the land and leasing the land to the EDA and the EDA having the authority to issue the bond to build the building, and the City would rent the building from the EDA. Is this a loop hole for this type of process to continue.

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Walker said that this is a municipal building so it could not work for a standard building.

Clark said what if the City of Princeton's population changes, could that make the municipal liquor store go away.

Reynolds said she believes if the population within the city limits is over 10,000 or 12,000 the one mile radius goes away where a non-municipal liquor store could build within the city.

Clark was okay with the answer and did not have any more questions.

HALLIN MOVED, SECOND BY CLARK, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 6 AYES, 0 NAYS. MOTION CARRIED TO ADJOURN THE MEETING AT 7:14 P.M.

ATTEST:

Thom Walker, President

Mary Lou DeWitt, Comm. Dev. Assistant