

**THE RESCHEDULED MEETING OF THE EDA BOARD ON SEPTEMBER 24, 2015, AT 5:30 P.M.,
AT THE CITY HALL BACK ROOM**

The meeting was called to order at 5:30 P.M., by Thom Walker. Members present were Charles Snustead, Genny Reynolds, and Victoria Hallin. Staff present were Jolene Foss (Comm. Dev. Director) and Mary Lou DeWitt (Comm. Dev. Assistant).

Absent were Grady Clark and Cindy Riddle.

AGENDA ADDITIONS/DELETIONS: None

APPROVAL OF MINUTES FROM REGULAR MEETING ON AUGUST 20, 2015

HALLIN MOVED, SECOND BY REYNOLDS, TO APPROVE THE MINUTES OF AUGUST 20, 2015. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

UNFINISHED/OLD BUSINESS:

A. MHFA/MHP/NSP

Community Development Director Memo:

Nira Ly, MHFA, has suggested that prior to releasing the RFP for the multi-family housing project I attend a course that is geared toward a project of this magnitude.

I have included two opportunities to attend this course. The NDC opportunity was suggested by MHFA. The North Dakota one was suggested by MHP.

There was no funds budgeted for this expense but there may be funds available from other line items.

Cherre Palenius of MHP has requested a meeting with Deanna Hemmesch regarding the site and we will be meeting Tuesday, September 29th.

*****End of Staff Memo*****

Foss said she had shown a copy of the RFP to Nira Ly at MHFA and she suggested Foss attend a course that is geared for this and learn the procedure. Foss said there are no funds for this expense. She would like Foss to take the Housing Development Finance Program. Foss said the one held in North Dakota in April, 2016 is cheaper. She could have it budgeted for next year, but that is up to the EDA Board. Cherre Palenius and Deanna Hemmesch will be meeting with Foss and will be having a conversation on this land and maybe try to get it with West Birch Townhomes where there is movement on the land. If that were to happen, then none of this is necessary.

Walker said we should be done with this soon so it may not be necessary.

Hallin agreed.

Foss will meet with Cherre Palenius and Deanna Hemmesch next week and see if an agreement would be workable for West Birch.

Walker agreed that would be good.

Foss said the street and sewer project was not done last year.

Walker said there is assessments that would need to be paid. It depends on what they are putting in there and how many units.

Foss said no action is needed.

Reynolds commented that if someone close by has this designation we could contract with them.

Foss will check, but it is not required. She believes Nira Ly is not comfortable with her not being informed in the NSP procedure.

Walker said if it cost what a course does, then take the course instead of contracting with someone.

Snustead said find out the cost and bring it back to us.

NEW BUSINESS:

A. Economic Development Draft from August meeting

Introduction: Why is Economic Development Planning Essential?

When planning for economic development, the goal is to create and maintain a strong, vibrant local economy. Local government economic development planning is part of a region's overall economic development strategy and involves intergovernmental coordination. Economic development has different meanings to different people while incorporating different elements. This Mille Lacs County Economic Development Strategic Plan identifies the goals and strategies by which a community looks to achieve not only sustainable economic viability in a competitive regional market, but also economic growth to meet the future needs of both its residents and businesses. This Economic Development Strategic Plan focuses on the local and regional economic climate and will act as a guide or "blueprint" for the future of Mille Lacs County.

The primary Economic Development goals are:

- 1. Creation of new jobs*
- 2. Retain and strengthen existing businesses*

3. *Continue to attract new businesses and investment to Mille Lacs County*
4. *Support the tourism and cultural assets within the County*
5. *Maintain and enhance neighborhood commercial and business centers*
6. *Continue place making to capitalize on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well being*
7. *Increase the amount of housing and encouraging mixed-use developments (such as retail, service, and professional businesses)*
8. *Maintain relationships with local government, chambers, special districts, and other appropriate organizations to enhance economic development in Mille Lacs County*
9. *Develop a strong workforce through collaboration of schools and institutions, Higher Education, local non-profits and government agencies*

Foss said this is an opportunity to see what Mille Lacs County and Richard Baker are working on. She found one small item that she wants to add and that is the objective of business environment of broadband that is affordable, reliable, and accessible.

Walker asked if the market profiles are done yet.

Foss said that is the Broadband Feasibility Study that will be done next week. She said the U of M does the market profile for business. They did Princeton area and they had a report of each business of the area in a radius and what is the market demand.

Reynolds said the population for Mille Lacs County is up by approximately 50 people. Reynolds asked Foss to report on the housing to them that she went to for Lakes and Pines last week where the regular scheduled EDA meeting was rescheduled for today.

Foss said she did not attend that one. She will go to the one in the cities that will be held in October. She will ask Richard Baker if he has any additional information on that meeting. Foss said on the Economic Draft, the EDA Board can read through the information and if they have more questions, to email her and she will email Richard Baker for the answers.

Snustead asked if she has had contact with colleges.

Foss said we are in an odd location since there are so many around us.

Snustead said the nursing program would be a good one to have here.

Foss will keep researching and see if there are leads.

Reynolds said St. Cloud Tech welding station trailer passes through Princeton to go to Cambridge to teach welding. Cambridge does have a larger Industrial Park.

Foss will check into it. She will talk to Pine Tech contact person about a nursing program.

Walker commented that this is difficult for us to do. We could help, but probably not more than that.

Foss said the Chamber mentioned a partnership with Duluth. It is a halfway point with the metro area and Duluth.

Reynolds said that is something to check into.

Foss will look for leads.

B. Planning Commission Update

Community Development Director Memo:

- Riverstone Dental Site Plan Review Approved Aug 3rd, 2015
- Rezoning request for 200 acres, last step for DEED Shovel Ready Certification
- Final Reading for Ordinance Amendments for
 - B-1 Conditional Uses to allow for Snowmobile, motorcycle and ATV repair and Sale
 - Addition of Administrative Boundary Line Adjustments, Lot Combinations and Lot Splits
- Conditional Use Permit for Jim Thompson for Auto Sales in B-3
- Variance for Spire Credit Union for pylon sign within required setback in B-1
- Review request for LED Gas Station Canopy Lighting Standards
- Rezoning approval Dan Erickson
- USDP Expansion

*****End of Staff Memo*****

Foss said after the rezoning meeting a few months back. The Planning Commission said they did not know what the EDA is doing so she will update the EDA Board on the Planning Commission and the Planning Commission on the EDA. The last step of DEED Shovel Ready Certification for the 200 acres. The final reading for the Ordinance Amendments for B-1 District and lot combination and lot splits. A CUP was approved for the old Moose Lodge site to sell autos. He said he might turn it back into a restaurant again. A variance was approved for Spire

Bank signage. A review request for LED lighting at SuperAmerica for red tube lights and Foss will draft an amendment.

Reynolds had a question on the Sign Ordinance in regards to four square foot signage. There was a little discussion that followed on a sign that was not in compliance with the Ordinance.

Foss said that Dan Erickson owns a house that was rezoned so he can have an additional renter unit in it. United States Distilled Products will be on the Planning Commission agenda in October for an expansion.

MISCELLANEOUS:

A. EDA Balance Sheet

There was no EDA Balance Sheet.

B. Verbal Report

1) FAM Tour

Foss said they had the luncheon at Finish Line. Two site selectors came with Richard Baker and also the North Metro Group. At the very end they touched on a few topics. A positive aspect was that commuters would rather drive north then going into the twin cities.

2) MN Manufacturer's Week

Foss said it will be held on October 8th from 10:30 to 12:30. There are 40 manufacturers on the list. Stevens will cater the lunch and then they will go on a tour of United States Distilled Products. Carla Vita from DEED gave certificates with a gold seal on it and those will be handed out. The luncheon will be free. They will have a speaker.

3) Sherband Video

They are making a five minute video of affordable broadband and will be seen at the School District meeting and City Council meeting.

CenturyLink has applied for a Broadband Grant that would be State funds and some of the Princeton area would be included in the areas for the grant. A map of the grant area was handed out to the EDA Board. CenturyLink will let us know if they receive the grant.

Foss said there is an application to receive technical assistance for Smart Growth. This is about suitable land for small communities. She will look into it and see if it could be for free. She will watch webinar and see how to apply for it.

Foss said she got a call from the person who owns Gerrad's property by the round-about and Gerrad's will be evicted. The owner wanted to see if the City would want to purchase the

property site. It is in the B-2 Zoning District. Foss said to pass the information on to anyone that may be interested in the site.

C. City Council and Planning Commission Minutes for August, 2015

The EDA Board had no comments.

SNUSTEAD MOVED, SECOND BY REYNOLDS, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 6:46 P.M.

ATTEST:

Thom Walker, President

Mary Lou DeWitt, Comm. Dev. Assistant