

**THE MEETING OF THE EDA BOARD HELD ON OCTOBER 20, 2016, AT 6:00 P.M.,  
AT THE CITY HALL COUNCIL CHAMBERS**

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The meeting was called to order at 6:00 P.M., by Thom Walker. Members present were Charles Snustead, Troy Minske, Genny Reynolds, Sharon Sandberg, and Victoria Hallin. Staff present were Jolene Foss (Comm. Dev. Director) and Mary Lou DeWitt (Comm. Dev. Assistant).

**AGENDA ADDITIONS / DELETIONS:**

Foss added to New Business, Item C, Princeton Public Utilities Electric Rates.

HALLIN MOVED, SECOND BY SNUSTEAD, TO ADD TO THE AGENDA UNDER NEW BUSINESS, ITEM C, PRINCETON PUBLIC UTILITIES ELECTRIC RATES. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

Genny Reynolds arrived at 6:01 P.M.

**APPROVAL OF MINUTES FROM REGULAR MEETING ON SEPTEMBER 15<sup>TH</sup>, 2016**

HALLIN MOVED, SECOND BY SNUSTEAD, TO APPROVE THE MINUTES OF SEPTEMBER 15, 2016. UPON THE VOTE, THERE WERE 6 AYES, 0 NAYS. MOTION CARRIED.

**UNFINISHED / OLD BUSINESS:** None

**NEW BUSINESS:**

**A. MN Economic Development Foundation Funding Request**

Foss said she received a letter from MN Economic Development Foundation (MNEDF) a nonprofit that helps communities and organizations across the state, including the City of Princeton with support for internships and economic development training and education. The MNEDF is requesting a contribution of \$1,000. Foss does not know if the EDA has funded contributions prior.

Snustead said no, we have not.

Walker agreed that we have not contributed before.

Reynolds does not believe we should contribute to this.

Hallin agreed, not to give them funds.

Foss will pass that on to them that we have to decline on the request for contribution.

**B. Lawson All Wheel Drive**

Community Development Director Memo:

Jordan Zeller of ECRDC sent some information regarding a business looking for a partner.

EDA Board  
October 20, 2016  
Page 2 of 4  
Lawson All Wheel Drive motorcycle production  
Hill climbing / snow / ice  
Bill Lawson  
Invented by son engineer at University of Wisconsin  
Patented  
No torque steering, can steer easily  
Full time, full power all wheel drive  
7 prototypes made  
Patented 2009/2010 in USA, have international patents  
Dirt bike magazine June 2016 article, September 2016  
Looking for partner to manufacture units.

Do we want to gather a group of potential investors to pitch this?

\*\*\*\*\*End of Memo\*\*\*\*\*

Foss said Zeller received this request from Lawson All-Wheel Drive. They are looking for a manufacturer partner, for space and the use of their machines. She thought of having a meeting that would be open to the public to hear their pitch. She started a list of potential investors in town that could be invited to the meeting. Another option is to put a public message out and invite anyone.

Hallin said to do both, a public message and also invite certain people.

Sandberg suggested having them come to the City first and give their pitch to us and see what we think of them before setting up a meeting.

Walker said contacting local banks would be a good opportunity to ask who they know that might be interested in this.

Snustead said sending an invite out in the mail would be a good idea.

Minske said there is only a handful of people that can handle the manufacturing.

Foss would like the EDA Board to give direction on if she should send out a mailer to certain people and also the banks.

Reynolds asked if we can trust Zeller's recommendation of helping these people.

Foss said yes, he also sent this information out to a couple other communities to see if they have interested parties.

The EDA Board said go ahead and set-up a meeting.

Foss would like a motion.

HALLIN MOVED, SECOND BY REYNOLDS, TO SUPPORT STAFF TO LOOK INTO THIS COMPANY MORE AND IF ALL IS GOOD, CONTACTING POSSIBLE INVESTORS AND SENDING INFORMATION OUT TO POTENTIAL PARTNERS. UPON THE VOTE, THERE WERE 6 AYES, 0 NAYS. MOTION CARRIED.

### **C. Princeton Public Utilities Electric Rates**

Foss said Connie Wangen, General Manager of the Princeton Public Utilities has put together a comparison of electric rates with surrounding areas. The spreadsheet shows the electrical rates of four companies for residential and commercial. The Princeton Public Utilities residential monthly flat charge is second to the lowest of the four companies, but the energy charge is second to the highest. On the commercial side, the Princeton Public Utilities flat charge is second to the lowest, but the energy charge is the highest.

Walker and Minske said they seen an article in the Forbes magazine from 2009 and the most expensive power rate for Minnesota was Princeton Public Utilities.

Hallin commented on their high commercial rate. She mentioned that their deposit charge is high. Hallin would like to know if the other companies have deposits and what is their price for residential and commercial.

### **MISCELLANEOUS:**

#### **A. EDA Balance Sheet**

No Balance Sheet was provided.

#### **B. Verbal Report**

##### **1) NSP Update**

Foss said that she had a conference call with MN Housing Finance Agency and Neighborhood Stabilization Program and discussed tax credits and will be meeting with them to see how we can get better scores. They are concerned of the lack of progress on the former Arcadian site. There are three NSP properties that they want to know what we plan to do with by December 8, 2016. The three sites are the old Arcadian site, the property by the Hockey Arena, and the property on the north end of town. Wayne Eller has expressed his discontent with City staff on previous decision making of the NSP site he had gotten for Habitat for Humanity, and made that known at the last meeting he had with City staff. Eller wants to build a house first next to the solar house and wants the City to help with that. He needs sewer to run in there. Cost approximately \$17,000 to run the sewer to the site. The City Administrator will not give any help on this. The goal is not having to pay back the NSP funds we used to get these sites. Foss said she needs to work with Eller on the site by the Hockey Arena and Bergstrom's on the north end of town.

Hallin said what about building on the two sites and leaving the one.

Foss said he is adamant on building on the other lot first. He wants the City to work with him on this. MN Housing Finance Agency wants some input on the old Arcadian site.

Walker said to recapture the legal fees on this would be close to \$17,000 so let Habitat build on the site by the solar home last and we will pay for the sewer to run to that site, if he would commit to building on the other two sites.

Foss asked if he would want to swap the Habitat lot for one of the NSP lots and Eller said no, he wants to build on the Habitat lot.

Walker recommend that this go to the City Council for them to make the decision on the running the sewer and water to the Habitat lot. Walker wants Foss to talk to Eller and see if he would build on the two lots and then we would pay for the sewer and water to be put in there.

Foss said she would suggest to agree to build on the two other sites and help cover the cost on sewer and water. It would make sense instead of recapturing funds on them and then all we have left is the old Arcadian site. Foss will talk to Eller. She will find out the cost first and then pitch the idea to Eller. If it ended up that the NSP funds would be recaptured on the lots that are still vacant, it would be for what the cost was to get the lots.

### **C. City Council and Planning Commission Minutes for September, 2016**

The EDA Board had no comments.

Hallin wanted to let the EDA Board know that "National Lights" and the fourth annual open house for the Family Pathways Princeton Teen Center on Friday, will be held on October 21<sup>st</sup>, 2016 at Family Pathways. Hallin invites the EDA Board to attend.

SNUSTEAD MOVED, SECOND BY REYNOLDS, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 6 AYES, 0 NAYS. THE MEETING ADJOURNED AT 7:14 P.M.

ATTEST:

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Thom Walker, President

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Mary Lou DeWitt, Comm. Dev. Assistant