

**THE REGULAR MEETING OF THE PRINCETON EDA BOARD HELD ON NOVEMBER 15, 2012,  
AT 6:00 P.M., AT CITY HALL**

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

Absent were Paul Whitcomb and Victoria Hallin.

**APPROVAL OF MINUTES FROM THE REGULAR MEETING ON OCTOBER 18, 2012**

CHAPMAN MOVED, SECOND BY RIDDLE, TO APPROVE THE MINUTES OF OCTOBER 18, 2012. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

**UNFINISHED BUSINESS:**

**A. East Birch Estates RFP Approval**

Fuhrman said at the October 18, 2012 EDA meeting the Board made a motion to reopen the bid to develop the property at 101-123 West Branch Street, the former Arcadian Homes site with no TIF funding. Fuhrman put together a request for proposal for a multi-family redevelopment. She was advised by the NSP staff to put the sale price on the proposal and they suggested using the taxable market amount. The estimated market value is \$87,400 for each of the three properties. The 2010 proposal was for individuals or families meeting income guidelines.

Riddle said what had been proposed in 2010 was selling the properties for \$1 each.

Fuhrman said she talked to the staff who handles the NSP funds and asked if this site could be used as market rate housing and using the estimated market value for the sale price. NSP has to look at the number of low income housing we have done with the program and they will get back to her. The program requires a percentage of low income to meet the NSP guidelines. If we have met the low income requirements, Fuhrman believes there are more possibilities for market rate.

Walker suggested using the wording taxable value and having an asterisk symbol with the word negotiable. It would be nice to get this site back on the tax roll.

Riddle likes that idea. Nice to have it being built on, and if it were to open as market rate then there is a better chance for this being purchased and built on.

RIDDLE MOVED, SECOND BY SNUSTEAD, TO TABLE THE DECISION ON ADVERTISING THE REQUEST FOR PROPOSALS FOR 101-123 WEST BRANCH STREET, THE FORMER ARCADIAN HOMES SITE, UNTIL THE DECEMBER 20<sup>TH</sup>, EDA MEETING FOR STAFF TO FIND OUT MORE INFORMATION ON IF THIS CAN BE A MARKET RATE HOUSING PROJECT. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

**NEW BUSINESS:** None

**OLD BUSINESS:** None

**MISCELLANEOUS:**

**A. EDA Balance Sheet**

The EDA Board had no comments.

**B. Verbal Report**

**1) It Starts Here Challenge Update**

Fuhrman said the downtown project deadline is November 30<sup>th</sup> and no applications have been received yet. There is an upcoming radio interview that Fuhrman and Chapman will be going to in Ramsey with the BobFM Station. They also gave an interview with St. Cloud Times.

Riddle suggested advertising on Craig's List.

Walker commented that another possibility would be businesses that are having a booth at trade shows that maybe they would be willing to take along flyers regarding the "It Starts Here Challenge". It could be a small desk display where it raises interest for those at the shows.

Fuhrman said that when she does the Grow MN interviews, she will ask them.

Riddle suggested they may be willing to bring back other attendees at the tradeshow business cards and give them to the City and we could send information to them.

**2) Grow MN Update**

Fuhrman and Chapman are happy with the response on the interviews. One of the businesses they had interviewed had mentioned that Princeton needs a nice place to eat for lunch where they can take people for company visits. Steven's Restaurant was brought up that it would be a great place and will mention to the owner about maybe expanding the hours at least one day a week to include lunches.

Walker commented that the Grow MN Program is a good mix with the City and the Chamber. It is not like the BR&E Program.

Chapman said they had recently interviewed Marty Tucs at TUC Equipment and the interview went well. The company came to Princeton approximately four years ago. He did say he had a

bigger vision on growth than what they are doing. They are shipping to a company in Australia. They have also worked with Glen Metal Craft for metal work that needed to be done.

### **3) NSP Update**

Fuhrman said there has been a court date set for Kenny Bergstrom's property conservator to be able to sell the house to the City. It looks like it will not be until next spring that the house can be torn down.

The old gas station at 903 9<sup>th</sup> Avenue North is on the Council agenda tonight for tax forfeiture. Mille Lacs County is requesting approval from the City to put the tax forfeiture parcels for sale. Fuhrman will be asking the City Council for recommendation to go straight to Phase Two and go out for bids on that property. Fuhrman said at the October EDA meeting, the EDA Board wanted her to contact Rick Johnson to give a rough bid on what the cost would be to remove any contaminants found, but he did not want to give an estimate on that. Fuhrman has not heard back from the County in regards to the City purchasing the property at a very reasonable price and the City clean-up the site.

### **4) Inline Packaging Expansion**

Fuhrman said that Inline Packaging is expanding and the Site Plan Review and Variance will be on the November 19, 2012 Planning Commission agenda. They are inquiring about the possibility of DEED Business Development Financial Incentives and Fuhrman has contacted a DEED Representative to setup a meeting.

### **5) GPS 45:93**

Fuhrman added this item to the agenda and gave a handout on it. The GPS 45:93 participates as a region in the Community Venture Network, an effort based in the Twin Cities which connects rural communities to new start-up and expanding young businesses. This is a non-profit organization dedicated to growing and attracting businesses with high paying jobs to the four county region of East Central Minnesota. GPS members will be able to attend CVN sessions and gain the opportunity to recruit new companies to our region. The Minnesota Real Estate Journal & Minnesota Association of Commercial Realtors are two organizations the GPS members gain access to the clients of commercial realtors and to industrial relocation specialists. The conduit will provide more opportunities for GPS communities and counties to connect with companies looking to relocate in the state and chances to win over new companies for economic development. The GPS membership is run by the Minnesota Department of Employment and Economic Development. This connects our consortium with potential leads of companies working through DEED to look for sites and communities across the state. Often, these are companies moving to Minnesota from out-of-state.

Fuhrman said Jordan Zeller mentioned that she should attend a couple meetings and she did. If you become a member you attend workshops on economic or workforce development topics. The website is very good and they market available land and buildings in the region. So the hope is to attract a business to your area. Fuhrman said that there are trade shows where you can set up spots to promote your community. The annual membership fee is \$750. She has put that amount in her budget. She has been receiving updates on different items going on with the program and she is not a member yet. Fuhrman believes joining this membership is a positive move. If Mille Lacs County joins it will be even that much better. They do allow private member facilities to join.

Walker commented that if there was just one success from this it would be well worth it. The EDA Board agreed.

#### **6) Digital Sign**

Chapman added this to the agenda. She did inquire at Sherburne Bank about the sign that is at the Dollar Bell site, and if Sherburne Bank would like to sell it. They do not want to get rid of the sign. Chapman had another idea of mounting a community sign to the pylon sign of the City Liquor Store. The electricity is already there. It could be positioned below the Liquor Store sign.

Fuhrman will check to see if that pylon sign could handle another sign. She will talk to the vendor who installed it and see what they have to say.

CHAPMAN MOVED, SECOND BY RIDDLE, TO HAVE STAFF CHECK INTO THE ABILITY OF HAVING A DIGITAL SIGN ADDED TO THE CITY LIQUOR STORE PYLON SIGN. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

Clark wanted to mention that a question that could be addressed when Chapman and Fuhrman are doing business interviews, they ask employees why they do not live in Princeton. He has done an informal questioning and responses have been; School District, short term job position, taxes, water and sewer bills are high.

RIDDLE MOVED, SECOND BY CHAPMAN, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 6:50 P.M.

ATTEST:

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Thom Walker, Vice President

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Mary Lou DeWitt, Comm. Dev. Assistant