

**THE REGULAR MEETING OF THE EDA BOARD HELD ON JULY 25, 2013,  
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 Grady Clark, Charles Snustead, Cindy Riddle, Mary Chapman, and Genny Reynolds. Staff present was Carie Fuhrman and Mary Lou DeWitt.

Absent was Victoria Hallin.

**APPROVAL OF THE MINUTES FROM THE SPECIAL MEETING ON JUNE 13, 2013  
AND THE REGULAR MEETING ON JUNE 20<sup>TH</sup>, 2013**

SNUSTEAD MOVED, SECOND BY CLARK, TO APPROVE THE MINUTES ON JUNE 13, 2013. UPON THE VOTE, THERE WERE 6 AYES, 0 NAYS. MOTION CARRIED.

SNUSTEAD MOVED, SECOND BY CLARK, TO APPROVE THE MINUTES ON JUNE 20<sup>TH</sup>, 2013. UPON THE VOTE, THERE WERE 6 AYES, 0 NAYS. MOTION CARRIED.

**UNFINISHED BUSINESS:**

**A. NSP Update**

**1) Former Arcadian Homes Site**

Fuhrman has been in further discussion with Minnesota Housing staff in regards to potential resources for the redevelopment of the former Arcadian Homes property. There are two programs that might fit. They also reached out to DEED staff as well. Fuhrman is waiting for a response from the Minnesota Housing staff for more details. Minnesota Housing staff also provided a list of developers in Central Minnesota for potential organizations to reach out to during the next Request for Proposal.

**2) 903 9<sup>th</sup> Avenue North (Pickering Property – property in tax forfeiture)**

West Central Environmental Consultants (WCEC) has performed their field investigation of the site. No signs of contamination were encountered during the work, based off of field criteria. However, there is always the chance for low levels of contamination to be in the groundwater, these would show up once the lab results start to come in.

They did get a soil sample back and there was a high benzene amount. This could be due to the nearby gas fueling area or something from under the building. Now it is how much will be needed for the cleanup to be able to build on the site.

**3) Overall Redevelopment of the Area**

Fuhrman has made their initial case with MN Housing staff in regards to a larger overall redevelopment of that area. A written development plan is required prior to them taking it to senior management. Fuhrman will work with the MN Housing Partnership staff to develop a plan.

It is not in the Wild and Scenic District so the options are open in that area. Fuhrman said she still needs the okay from NSP to use these three lots for development.

Walker asked on the Pickering site if fill could be added to the bank area.

Fuhrman said there is a person from the State looking into that. It could be a possibility.

Riddle asked once the building is down and the land is vacant, will that make it a Wild and Scenic District.

Fuhrman said no.

Walker said on the Arcadian Homes site, is it possible to go up four or five stories. Would that make it more attractive to a Developer.

Fuhrman will check on the height restrictions.

Walker said the Fire Department has a ladder truck so the height limit is not an issue for them having a building four stories or so.

Fuhrman will check on the height restrictions and also what the soil could handle there.

### **NEW BUSINESS:**

#### **A. Small Cities Development Program – Next Round: Need to Gather Interest**

The City will again be submitting a pre-application/proposal to the Small Cities Development Program (SCDP) this fall. The hope is for the proposal to be accepted, at which time we will submit a full application in early spring 2014. Prior to doing so, we must solicit interest from potential business owners and homeowners.

Fuhrman said we need business owners and homeowners who are interested in making improvements to their properties to fill out an “Intent to Participate” form by September 30, 2013. Deed requires that a large impact be had, and so they prefer smaller target areas versus entire communities. The area of the City showing the most interest will be the selected target area.

#### **Commercial Rehabilitation:**

- \* 0% interest, 10 year loan that becomes a grant after 10 years
- \* 50% match of total cost of improvements required
- \* Maximum loan is \$23,000
- \* Qualified improvements:
  - Exterior repairs/improvements (windows, doors, signage, awnings, and roof);
  - Code violation corrections (handrails, exist signs, health & safety issues);
  - Ramps and bathroom accessibility conversions;
  - Energy improvements (heating system upgrades, insulation)

#### **Residential:**

- \* 0% interest, 10 year loan that becomes a grant after 10 years
- \* Maximum loan is \$23,000

- \* Income eligibility requirements
- \* Qualified improvements:
  - Repairs to address health and safety issues (smoke/CO detectors; plumbing, heating, electrical and lead hazard repairs)
  - Ramps, doors, and bathroom accessibility conversations (grab rails, wider doors, and entrance ramps)
  - Repairs to the structure & exterior envelop (foundation, windows, door, siding, roofing).

Fuhrman encouraged the EDA Board to tell friends, family, and neighbors in Princeton about this great opportunity.

Chapman asked what the area would be.

Fuhrman said they want a target area. The largest concentration of where people want to revamp will be eligible. Where the biggest interest is for the need of improvements.

Chapman said it would be nice if it could be expanded to a larger area. By Plastic Products is a business that grinds up sheet rock. They could maybe use some different type of fencing or storage to hide the sheet rock from view. Tucs Manufacturing might be interested and also Airway Products.

Fuhrman will check into it. Lakes and Pines will be doing a press release. Fuhrman may send a notice to local realtors.

Chapman asked if the Historical Depot would qualify.

Fuhrman said she does not believe it would qualify. She will send a flyer on this program in the Princeton Public Utilities billing.

**OLD BUSINESS:** None

**MISCELLANEOUS:**

**A. EDA Balance Sheet**

The EDA Board had no comments.

**B. Verbal Report**

**1) Aero Business Park Rezoning Update**

Fuhrman did bring an application for review to the Planning Commission Board on their July 22, 2013 meeting. The Planning Commission approved the rezoning of Aero Business Park from B-2, Neighborhood Business District to B-3, General Business District. The City Council will now review the zoning request.

Fuhrman introduced Chris Bruhn the Community Development Intern.

## **2) It Starts Here (Round 2) Update**

Fuhrman said that she met today with Steve Jackson (City Finance Director) Scott Berry (Chamber President), and Michelle Sarazin (Chamber Executive Director). The administration of it will go to the Chamber. The hope is to continue this program annually. The money for this program would have to be found each year.

Grow MN will meet next week with Fuhrman and Michelle Sarazin. Fuhrman will bring a summary of the program to the next EDA meeting.

She contacted Menards and they ruled the demographics of this area would not support another store in this area.

Riddle said what about getting an updated traffic count of the area now with Walmart here.

Fuhrman would have to see the cost in the study. The 21<sup>st</sup> Avenue study may have that included with that study. She will check into what will be happening there.

Reynolds said the Mayor of Cambridge did a campaign to attract businesses in the old mall and also the Industrial Park. They targeted certain businesses that would complement each other. We should find out what they did to encourage growth.

Walker said the Art Co-op is a great additive to the downtown area.

Chapman said Phase Two of "It Starts Here" are there any vacant spots downtown remaining.

Reynolds asked if there is an opening date set for the Meat Shop.

Fuhrman said he is doing custom processing right now and does not have a date where the Meat Shop will open.

The last item that Fuhrman would like to mention is an article she handed out from Minnesota Economic Trends that is about the recession and jobs coming back to Minnesota. The second page of the article has a graph showing in 2009 Central Minnesota had 30 unemployed workers for every job vacancy. This article says Central Minnesota is lagging behind, but is starting to get better.

Clark commented that his niece had come to Princeton for a hockey tournament and asked him what there is to do in town between the games. It would be nice to have something put together like a flyer of what Princeton has to offer.

Fuhrman said the Chamber President is looking at putting together a visitor's guide.

Reynolds gave a couple examples of what could be put on that guide. If someone needed gas and were coming off the highway, they could be aware of McDonalds that has a quick bite and play area for the kids. There is a dog park if they have a pet with them.

EDA Board  
July 25, 2013  
Page 5 of 5

Walker said the Frisbee Golf Course would be good.

Fuhrman said advertising the parks would be a very good idea.

Riddle said there is a lot of activity for parents with little kids to do here in Princeton.

Snustead asked Fuhrman on the property behind his house. What is the Developer intending to do in that area.

Fuhrman said it is the Sharco Estates area and the Developer is intending to plat Outlot E into eight single family lots.

**C. City Council and Planning Commission Minutes for June, 2013**

The EDA Board had no comments.

CHAPMAN MOVED, SECOND BY CLARK, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 6 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 6:41 P.M.

ATTEST:

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Thom Walker, President

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Mary Lou DeWitt, Comm. Dev. Assistant