THE MEETING OF THE EDA BOARD HELD ON DECEMBER 21, 2017, AT 6:00 P.M.,
AT THE CITY HALL COUNCIL CHAMBERS
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The meeting was called to order by Thom Walker. Members present were Charles Snustead, Troy Minske, Sharon Sandberg, Victoria Hallin, and Genny Reynolds. Staff present were Robert Barbian (Administrator) and Mary Lou DeWitt (Comm. Dev. Assistant).

Absent was Jules Zimmer.

AGENDA ADDITIONS / DELETIONS:
Walker would like to add under New Business, Item C, Letter of Support for Regional Transportation Coordinating Council Grant.

HALLIN MOVED, SECOND BY REYNOLDS, TO APPROVE THE ADDITION TO THE AGENDA, UNDER NEW BUSINESS, ITEM C, LETTER OF SUPPORT FOR REGIONAL TRANSPORTATION COORDINATING COUNCIL GRANT. UPON THE VOTE, THERE WERE 6 AYES, 0 NAYS. MOTION CARRIED.

APPROVAL OF MINUTES FROM REGULAR MEETING ON NOVEMBER 17, 2017
REYNOLDS MOVED, SECOND BY MINSKE, TO APPROVE THE NOVEMBER 17, 2017 EDA BOARD MINUTES. UPON THE VOTE, THERE WERE 6 AYES, 0 NAYS. MOTION CARRIED.

UNFINISHED / OLD BUSINESS:
A. Update on Super Bowl Airport Advertising
Barbian mentioned that staff put a flyer together to advertise our airport for the Super Bowl and this will be on the City webpage. The Airport Advisory Board will also be seeing this. He asked if Sandberg had more comments, this is just a base.

Sandberg said the snow plowing at the airport is back plowing the snow and if we have aircrafts parked there we do not want them sitting in soft snow. Do not put snow on top of the grass area. You need to back plow on all the tie down areas.

Minske said it should be frozen so the planes should be able to move on it.

Sandberg said approximately ten days it will be busy for the Super Bowl. Aircrafts will arrive Tuesday before the evening and by Sunday by noon will be the biggest time for departure. Flying Cloud and Anoka airport you can get into the airport, but you will need a slot paid for. You can drop your passengers off, but need a spot to tie down that is prepaid. We have the light rail that they could use. MPLS is shutting down all service people about a 20 mile radius for about three days.

Reynolds attended a meeting with the Public of Health and they have a pub to handle crisis and so this is a viable thing for people that come further out from the area.
Barbian said the Airport Board said the grass areas where we do not have tie downs it should say park at your own risk. Tie downs are not available at the grass areas.

Sandberg said they will be out there if maintenance needed. She gave her contact information that can be used.

Barbian said there is safety protocols that the FAA has and he will give those to the Airport Board and Police Department.

**NEW BUSINESS:**

A.  Vacant Properties Downtown / Community Needs
Barbian said he put this on to stimulate some conversation on goals. He is trying to get an understanding on needs in the City. He said with commercial rentals there is a 10% vacancy downtown. Discussion followed on what the EDA Board believes that we need in the City. Should we look into a TIF District for downtown to help update the buildings. Redevelopment is difficult because it is expensive.

Reynolds said he likes the focus there of wanting the buildings looking nice.

Walker said on the north mall there is talk that they might remodel it with open walk through, but there is condos in it and have to see.

Barbian would like to see if there is value on hiring someone to work with entrepreneurs where they want to start a new business.

B.  Tax Increment Financing Discussion
Barbian said the flyer is to bring interest in architectural treatments on the downtown and TIF Districts can be used for this. There are funds for cities that are under 5,000 population that can be used with the TIF District. The traffic transportation plan needs to be looked at so our growth is not restricted.

Walker said on the Small Cities TIF District is it limited to how big.

Barbian said yes.

Reynolds said the HRA (Housing and Redevelopment Authority) is not handling all it should, it should be handling redevelopment.

Barbian said yes. He is seeing that housing is more productive to build up equity. There needs to be a combination of housing opportunities.

Walker said we do have a lack of apartment rentals here.
Barbian mentioned the West Birch apartment complex is moving forward.

Walker said to add Smith System Road across from the hospital on a possible TIF District.

Barbian said Smith System Road is a possibility to get the TIF District. Casey’s and Kwik Trip could be used for the TIF District to make the improvements.

Walker said make the whole area from the High School to Kwik Trip and the Catholic Church a TIF District.

Reynolds said the 15 acres by the school should be in the TIF District.

Barbian said there might have to be two TIF Districts and that would be in one by itself and then the other would be Casey’s, Kwik Trip, land by the High School, and the vacant lot by the Catholic Church. He could explore it further if the EDA Board would like.

Walker said the water and sewer mains on Smith System Road Mike Nielson should have the information on the cost of updating the mains.

HALLIN MOVED, SECOND BY REYNOLDS, TO HAVE STAFF LOOK INTO CREATING TIF DISTRICTS BY SMITH SYSTEM ROAD WHERE CASEY’S NEW SITE WILL BE, LAND BY THE HIGH SCHOOL, KWIK TRIP, AND THE VACANT LOT BY THE CATHOLIC CHURCH. THERE IS ALSO THE 40 ACRES BY 21ST AVENUE AND FIRST STREET. UPON THE VOTE, THERE WERE 6 AYES, 0 NAYS. MOTION CARRIED.

Barbian said we have to be reasonable in the goals. The pipe under Smith System Road will need to be fixed, so to capture funds now would be good, and hold on to them until we decide when to replace it.

C. Letter of Support for Regional Transportation Coordinating Council Grant
Walker said the Department of Transportation is soliciting grants to be written for Timber Trails and taxi services, etc. This is geared towards older people or those that do not have automobiles. East Central Economic Development is applying for this grant and he offered that the EDA Board will write a letter of support. They will send a letter template to us to use.

HALLIN MOVED, SECOND BY SNUSTEAD, TO SEND A LETTER OF SUPPORT FOR THE REGIONAL TRANSPORTATION COORDINATING COUNCIL GRANT. UPON THE VOTE, THERE WERE 6 AYES, 0 NAYS. MOTION CARRIED.

Reynolds said Mille Lacs County will be contracting with Tri-CAP and Timber Trails. One is used for medical transportation mostly. MN DOT gives $70,000 in funds and the county is splitting that between Timber Trails and Tri-CAP.
MISCELLANEOUS:
A. EDA Balance Sheet
Balance Sheet will be at the January meeting.

B. Verbal Report
Barbian is open to ideas or direction from the EDA Board and welcomes the Board members to give him a call.

C. City Council and Planning Commission Minutes for November, 2017
The EDA Board had no comments.

HALLIN MOVED, SECOND BY REYNOLDS, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 6 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:21 P.M.

ATTEST:

Thom Walker, President

Mary Lou DeWitt, Comm. Dev. Assistant