

**BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY
REGULAR SESSION
MARCH 8, 2010**

1. CALL TO ORDER. 1.1. Roll Call.

The Belle Plaine Economic Development Authority met in Regular Session at 5:00 p.m. on Monday, March 8, 2010 in the Government Center, 218 North Meridian Street, Belle Plaine, MN. President Lisa Fahey called the meeting to order with Commissioners Phil Fischer, Dawn Underferth, Jim Lange, Gary Crosby and Rick Krant present. Commissioner Troy Witt arrived at 5:03 p.m. Also present was Executive Director Trisha Rosenfeld.

2. APPROVAL OF AGENDA.

MOTION by Commissioner Fischer, second by Commissioner Underferth, to approve the agenda as presented. ALL VOTED AYE. MOTION CARRIED.

3. APPROVAL OF MINUTES.

3.1. February 8, 2010 Regular Session Minutes.

3.2. February 8, 2010 Joint Workshop with City Council Minutes.

MOTION by Commissioner Underferth, second by Commissioner Crosby, to approve the February 8, 2010 Regular Session minutes and the February 8, 2010 Joint Workshop with City Council minutes. ALL VOTED AYE. MOTION CARRIED.

4. TREASURERS REPORT. 4.1. Approval of Bills.

MOTION by Commissioner Lange, second by Commissioner Crosby, to approve the payment of bills as presented. ALL VOTED AYE. MOTION CARRIED.

5. BUSINESS.

5.1. Review of Financial Incentive Programs.

President Fahey referenced a memo dated March 8, 2010 from Community Development Director Rosenfeld regarding financial incentive programs.

Community Development Director Rosenfeld explained that she has received information from Scott Martin, President of TCCCF. He has indicated that he is expecting federal or state action to provide partial guarantees on loans such as TCCCF. Also, TCCCF is working with the Independent Community Bankers of Minnesota in support of loan guarantee legislation for state economic development lenders.

In reviewing the RLF account, the Commissioners directed staff to contact Erik Johnson of Valley Business Park regarding his outstanding loan.

5.2. Economic Development Plan Update.

President Fahey referenced a memo dated March 8, 2010 from Community Development Director Rosenfeld regarding the Economic Development Plan.

Community Development Director Rosenfeld explained that progress continues to be made on action items from the Economic Development Plan. She reported that the CSAH 3/TH 169 Access and Grade Separation Study is continuing to make progress. The next meeting with Scott County and MnDOT will be held in late April. The Small Area Plan was discussed with the City Council at the February 22 workshop and requested the EDA work to delineate the boundaries for the Small Area Plan in order for

staff to start having discussions with property owners within the area. The cost of the Small Area Plan cost could be reduced 20% due to the market. This would bring the cost of the plan to an estimated \$96,000, rather than \$120,000. Community Development Director Rosenfeld reported that due to time constraints for tonight's meeting, the EDA will discuss this issue at the April meeting.

5.3. Discussion with Belle Plaine Chamber of Commerce.

President Fahey referenced a memo dated March 8, 2010 from Community Development Director Rosenfeld regarding the Belle Plaine Chamber of Commerce.

Community Development Director Rosenfeld explained that the Chamber of Commerce previously requested to have discussions with the City Council regarding the roles and responsibilities of each organization within the community. The EDA discussed this topic at the January meeting and requested the Chamber of Commerce to attend the February EDA meeting to initiate discussions between the City of Belle Plaine and the Chamber of Commerce. The City Council consented to this action. Additional research has been conducted since the January meeting, jointly by the Chamber and City staff. The research has been completed and will be presented by each staff person at the meeting, in order to provide explanation of the research. Community Development Director Rosenfeld explained that the word "beautification" needs to be defined in order to set the stage for the discussions. As been determined by City and Chamber staff, along with interpretation from other Chamber and City organizations, the word "beautification" can be classified in terms of the following items: planters, banners, trash receptacles, benches, Christmas decorations and lights, park improvements and other public facility improvements (library, pool, etc.), and streetscape and sidewalk improvements and/or maintenance.

Community Development Director Rosenfeld reported on the relationship between the city and the chamber organizations of various other cities regarding beautification efforts.

President Fahey welcomed Sandy Johnson, Executive Secretary for the Chamber of Commerce and Ed Fahrforth, President of the Chamber.

Sandy Johnson explained that the Chamber has fallen on hard economic times. They cannot afford to continue to their role in beautifying the City as the Chamber has spent many dollars on planters, park improvements, streetscape, and park maintenance. Sandy Johnson commented that it appears the Chamber has become a "beautification committee" and that the Chamber needs to re-assess its goal and visions.

Commissioner Lange believes that it is the City's responsibility to perform the maintenance for the City's amenities, such as the trees and shrubbery in Townsend Park, holiday lighting, and watering the downtown floral planters. Councilmember Tim O'Laughlin, who was a member of the audience, acknowledged the role that the Chamber has played in beautifying the City and suggested that a committee be formed to help make a determination of future beautification plans. Community Development Director Rosenfeld noted that the Design Committee may also play a major role. Commissioner Underferth suggested representation from the EDA, Park Board, Design Committee, City Council, Public Works and Chamber.

MOTION by Councilmember Lange, second by Councilmember Underferth, to recommend the City Council establish a beautification committee (ad hoc) consisting of representation from the EDA, Park Board, Design Committee, City Council, Public Works and Chamber of Commerce. **ALL VOTED AYE.**
MOTION CARRIED.

President Fahey noted that loose shingles are falling from the overhang of the Government Center and asked that the shingles be removed from the sidewalk prior to the St. Patrick's Day parade on March 13, 2010.

In other business, Community Development Director Rosenfeld explained that a public hearing has been scheduled by the City Council for March 15, 2010 for the tax abatement request by Oppidan, Inc. The public hearing is to allow comments and accept input on the request in the amount of \$487,160 for a maximum term of 20 years. The City Council may consider an amount and term less than this, but cannot exceed these terms. Commissioner Crosby stated that he stands by his decision to deny tax abatement to Oppidan. He believes the City has other financial business subsidy programs available and that the tax abatement is not necessary. Commissioner Fischer commented that the tax abatement request is somewhat misleading as it is Oppidan making the request, not the retail grocer, Coborns. Commissioner Krant noted the strategic announcement of the proposed McDonald's restaurant to join the Coborns development.

Commissioner Underferth questioned whether an "open house" sign is in compliance near Oakcrest Elementary School.

6. ADMINISTRATIVE.

6.1. Next meeting will be Monday, April 12 at 5:00 p.m., 2010.

The Commissioners were reminded of the next meeting as listed.

6. ADJOURNMENT.

MOTION by Commissioner Lange, second by Commissioner Crosby, to adjourn at 6:20 p.m. ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Patricia Krings
Recording Secretary