



BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY
NOTICE OF REGULAR MEETING AND AGENDA
CITY HALL, 218 NORTH MERIDIAN STREET
PLEASE USE THE NORTH ENTRANCE

MONDAY, JANUARY 9, 2017
5:00 P.M.

5:00
P.M.

1. CALL TO ORDER. 1.1. Roll Call.
2. APPROVAL OF AGENDA.
3. APPROVAL OF MINUTES.
 - 3.1. Regular Session Minutes of December 12, 2016.
4. TREASURERS REPORT.
 - 4.1. Approval of Bills.
5. BUSINESS.
 - 5.1. Financial Incentives Update.
 - 5.2. Approve 2016 Annual Report.
 - 5.3. Prioritize 2017 Goals.
 - 5.4. Planned Land Use: *Destination 2040* – Commerce Drive West & Highway 169 N & E.
6. ADMINISTRATIVE REPORTS.
 - 6.1. Commissioner Comments.
 - 6.2. Director's Update.
 - 6.3. Upcoming Meetings.
 - Next Regular Session, 5:00 pm, Monday, February 13, 2017.
 - Training Session, 6:00 pm. Monday, February 13, 2017.
7. ADJOURNMENT OF REGULAR SESSION.

There may be a quorum of the Belle Plaine City Council present at the meeting.



MEMORANDUM

DATE: January 9, 2017
TO: EDA President Krant, EDA Board Members, and Administrator Votca
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 4.1 Approval of Bills

REQUEST: Motion to Approval Payment of Claims

GENERAL INFORMATION

The EDA approves accounts payable for the EDA fund (801) and EDA Revolving Loan Fund (800) at each regular meeting. I am out of the office the week of January 3rd. As such, claims are not yet available for the packet. A list of claims will be provided at the EDA meeting.



MEMORANDUM

DATE: January 9, 2017
TO: EDA President Krant, EDA Board Members, and Administrator Votca
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 5.1 Financial Incentives Update

REQUEST: Accept Financial Incentive Update

GENERAL INFORMATION

The EDA has historically examined existing outstanding loans at each EDA meeting. Following is information on outstanding loans in 2017 as of the date of this memo.

Façade Improvement Loan

Year to date expenditures under this program are currently at zero.

Revolving Loan Fund

The current balance of Fund 800, Revolving Loan Fund, as of the date of this memo is (unaudited) \$161,169.71. The current outstanding principal is \$152,593.40 with outstanding interest of \$11,073.10. All loans are current.

ACTION

The aforementioned information is for your information. Acknowledgement of the financial incentive update is kindly requested.



MEMORANDUM

DATE: January 9, 2017
TO: EDA President Krant, EDA Board Members, and Administrator Votca
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 5.2 2016 Annual Report to the City Council

REQUEST: Discussion Regarding 2016 Annual Report

GENERAL INFORMATION

The EDA enabling resolution requires the EDA to submit an annual report to the City Council. Attached please find the annual report the EDA reviewed in draft form last month.

The report addresses: EDA core functions, metrics for evaluating efforts, and a status report on 2016 goals.

Final review and authorization/direction to submit to the City Council is kindly requested.

Economic Development Authority
2016
Annual Report



Executive Summary

This report documents the EDA's activities over the previous year and satisfies an annual report to the City Council requirement contained in the EDA Enabling Resolution. The report may be used to assess progress toward economic development pursuits including: the creation of new wealth; 'setting the table' for new business opportunities; and spurring economic investment and job creation locally. In summary:

- The Belle Plaine EDA pursues four core functions: organizational development, business development, market development, and infrastructure development. Organizational development efforts focus on maintaining and enhancing the capacity of the EDA as a public entity. Market development efforts are outreach actions including but not limited to website maintenance, production of marketing materials, and participation in local and regional events/establishments. Infrastructure development activities strive to 'set the table' for economic development including the creation of shovel ready commercial and industrial sites. Business development activities are strategies implemented to retain and attract business.

- The EDA met 17 times in 2016. The regularly scheduled meeting date is the second Monday of each month at 5 p.m. Meetings are held in the Council Chambers at City Hall. Meetings are open to the public.

- The EDA employs a variety of metrics to gauge progress and efficacy, including:
 - New commercial construction value added (nearly \$21M since 2010);
 - Estimated market value and taxable market value trends (slowly rebounding from height of recession locally in 2012);
 - Unemployment analysis (Scott County rate is below state, nation, and Twin Cities MSA);
 - Monitoring of local establishment, job, and wage statistics (relatively stable);
 - Examination of housing starts (increasing);
 - Historical sales and use data (increasing).

- Goals for 2017 include:
 - ✓ Familiarize BPEDA Members with financial and technical resources available through the EDA,
 - ✓ Review open meeting law and data privacy as related to operations and social media,
 - ✓ Participate in joint meetings with other Boards, Committees, and Commissions,
 - ✓ Learn more about the effective use of social media by local governments,
 - ✓ Create shovel ready lots,
 - ✓ Define a way to move forward with the northern sanitary interceptor sewer (NSI) extension,
 - ✓ Meet with at least four businesses (EDA Representatives),
 - ✓ Prepare a TIF/Abatement policy,
 - ✓ Grow the Restoration, Opportunity, Sustainability, and Enterprise (ROSE) program,
 - ✓ Investigate grass-roots effort to establish a local private equity firm to invest in BP businesses.

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Purpose

City Code Chapter Two defines the EDA’s purpose as advising the City Council in all matters relating to economic development. The purpose statement also includes EDA goals as follows:

- ✓ Recruitment of new business and industry
- ✓ Retention and expansion of existing business and industry
- ✓ Diversification of the community’s economy
- ✓ Retention and creation of jobs with livable wages
- ✓ Increasing community tax base
- ✓ Planning and coordination of economic development resource and efforts

Core Functions

The Belle Plaine EDA as a driving force for economic development pursues four core functions: organizational development, business development, market development, and infrastructure development.

- ✓ Organizational development efforts focus on maintaining and enhancing the capacity of the EDA as an economic development organization. Resources allocated to this core function are associated with meeting attendance, meeting packet preparation, drafting meeting minutes, organizational recordkeeping, goal setting and administration, and budget development and administration.
- ✓ Market development efforts are outreach actions, which include but are not limited to website maintenance, production of marketing materials, and participation in local and regional events/establishments.
- ✓ Infrastructure development activities strive to ‘set the table’ for economic development. Activities included within this core function are efforts toward the creation of shovel ready commercial and industrial lots.
- ✓ Business development activities are strategies implemented to retain and attract business. These strategies should create an economic environment supportive of retaining and attracting business, including the provision of a variety of life-cycle housing options. Activities included in this core function are related to: business attraction, business retention/expansion efforts; downtown revitalization; housing construction/revitalization; meetings, research, and information sharing with qualified project contacts and representatives; and administration of technical/financial assistance programs.



2016 Activity by Core Function

The following illustrations depict activities by core function as monitored by Community Development Department staff. The illustrations are included to provide context and background for the BPEDA and City Council with regard to department activities conducted under the concept of 'development' intended to include the concepts of community and economic development.

Additional information related to each core function and individual work category is available through the Community Development Department.

ORGANIZATIONAL DEVELOPMENT

- 17 Meetings
- Recordkeeping
- Packet Preparation
- Goal setting and Administration
- Establishment Documents
- Budget

MARKET DEVELOPMENT

- Monthly Utility Bill Inserts
- Monthly Newsletters
- Website: Upgrade & Content Mgmt
- Set Up Interactive Jobs Board
- Social Media Content Mgmt
- Marketing & Outreach

INFRASTRUCTURE DEVELOPMENT

- Interceptor Sewer
- Shovel Ready Lots
- New Dwelling Units
- Infrastructure Related Mtgs
- SCALE Tech Team
- Econ. Devl. Planning

BUSINESS DEVELOPMENT

- 50+ Meetings with Businesses/Reps
- TIF/Abatement w/ Four Leads
- FILP/ROSE Discussed 15 Projects
- RLF Discussed Six Projects
- Sand Lot & Millennial Housing Meetings
- Chamber Mtgs & EDA Gala

2016 Meetings

The EDA met in regular session every month in 2016. In addition, a special work session was held in April and the EDA Board participated in quarterly *Destination 2040* Comprehensive Plan meetings. The regularly scheduled meeting date is the second Monday of each month at 5 p.m. Meetings are held in the Council Chambers at Belle Plaine City Hall. The meetings are open to the public. EDA Members participated in a total of 17 meetings in 2016.

2016 EDA Officers

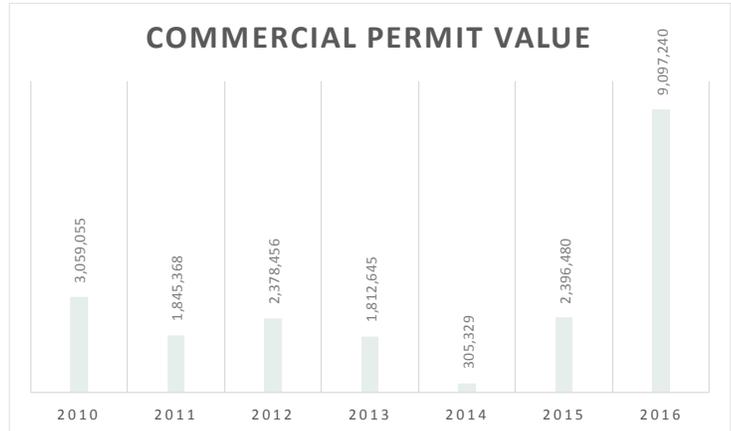
OFFICER	BOARD MEMBER NAME	TERM EXPIRES
President	Rick Krant	01/31/2021
Vice President	Lisa Fahey	01/31/2018
Treasurer	Dick Coleman	01/31/2022
Vice Treasurer	Crystal Doyle	01/31/2021
At Large	Nathan Shutes	01/31/2019
Council Representative	Henry Pressley	Coterminous with Council Term
Council Representative	Cary Coop	Coterminous with Council Term

Metrics

The EDA may employ a variety of metrics to gauge progress and efficacy. The following information will be used as a base to examine future progress toward enhancing the commercial/industrial portion of the City’s total value and, thereby diversifying the tax base, providing employment opportunities, and addressing the needs of the community. Total value added since 2010 is nearly \$21 million.

Historical Building Permit Values: Commercial and Industrial

YEAR	VALUE
2016	\$ 9,097,240
2015	\$ 2,396,480
2014	\$ 305,329
2013	\$ 1,812,645
2012	\$ 2,378,456
2011	\$ 1,845,368
2010	\$ 3,059,055



Historical Market Value and Tax Capacity Composition

The percentage of the City’s market and tax capacity values related to commercial and industrial property have fluctuated in the past. The lowest point in terms of building activity and depth of the Great Recession in Belle Plaine was 2012. Decreases in market value over time equate to depreciation of real estate and slowing of new value added. Value created is typically added two years after certificate of occupancy issued. A decrease in residential vacant land equates to increased consumption of vacant and infill lots.

A representative from the Scott County Assessor’s Office was consulted regarding continued decline in commercial and industrial class values. The Representative notes several buildings and properties have sold for more than ten (10) percent less than the estimated market value recently. In addition buildings are showing signs of age and delayed maintenance in certain areas.

Estimated Market Value Totals (Historical – All Classes)

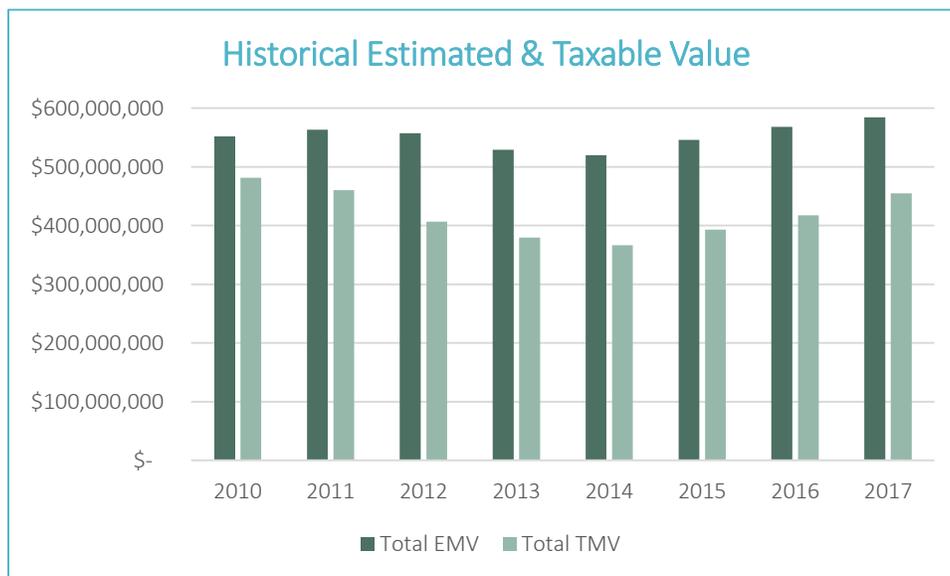
	2010	2011	2012	2013	2014	2015	2016	2017 (prelim)
Agricultural	14,465,500	17,341,900	17,382,700	17,006,200	17,243,900	17,670,100	18,508,000	18,907,800
Apartment	8,876,800	8,815,500	8,992,600	9,359,000	9,367,000	9,259,000	9,704,100	25,343,700
Comm./Industrial	49,569,600	56,597,000	58,204,400	55,007,700	54,013,700	54,403,200	54,254,000	52,400,200
Exempt	65,399,400	95,892,200	99,956,200	99,252,900	101,933,000	103,773,600	101,494,700	81,200,400
Other	922,300	932,100	913,500	913,500	913,500	928,700	1,022,600	1,022,800
PP Public Utility/RR	3,271,200	3,688,300	3,860,800	4,231,000	4,169,200	4,196,600	4,283,200	4,414,200
Res Improved	393,633,900	369,589,500	358,649,300	335,722,400	324,331,900	348,502,300	371,217,000	394,278,000
Res Vacant Land	14,939,000	10,519,500	9,087,300	7,830,000	7,652,300	7,383,300	7,503,700	6,561,700
Total EMV	551,077,700	563,376,000	557,046,800	529,322,700	519,624,500	546,116,800	567,987,300	584,128,800

Estimated Market Value Percentage Change (Historical – Year Over Year)

	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Agricultural	19.88%	0.24%	-2.17%	1.40%	2.47%	4.74%	2.16%
Apartment	-0.69%	2.01%	4.07%	0.09%	-1.15%	4.81%	161.16%
Comm./Indust.	14.18%	2.84%	-5.49%	-1.81%	0.72%	-0.27%	-3.42%
Exempt	46.63%	4.24%	-0.70%	2.70%	1.81%	-2.20%	-20.00%
Other	1.06%	-2.00%	0.00%	0.00%	1.66%	10.11%	0.02%
PP Public Utility/RR	12.75%	4.68%	9.59%	-1.46%	0.66%	2.06%	3.06%
Residential	-6.11%	-2.96%	-6.39%	-3.39%	7.45%	6.52%	6.21%
Resid. Vacant Land	-29.58%	-13.61%	-13.84%	-2.27%	-3.52%	1.63%	-12.55%

Taxable Market Value Percentage Change (Historical – Year over Year)

	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Agricultural	0.63%	-8.73%	9.77%	5.25%	3.67%	0.13%	1.73%
Apartment	-0.69%	2.01%	4.07%	0.09%	-1.15%	4.81%	-
Comm/Indust	14.18%	2.84%	-5.49%	-1.81%	0.72%	-0.27%	-3.42%
Other	1.06%	-2.00%	0.00%	0.00%	1.66%	10.11%	0.02%
PP Public Utility/RR	12.75%	4.68%	9.59%	-1.46%	0.66%	2.06%	3.06%
Res Improved	-6.11%	-14.39%	-7.82%	-4.22%	9.33%	7.80%	7.30%
Res Vacant Land	-29.58%	-13.61%	-13.84%	-2.27%	-3.52%	1.63%	-12.55%



Unemployment

The following table illustrates historical unemployment in metropolitan areas in Minnesota (excluding Duluth), Scott County, the state, and the nation. Although expert opinions vary, generally a healthy unemployment rate is between 4.5% and 6% in current economic climate. Lower unemployment rates are seen as inflationary, higher as leading to a decrease in consumer spending. Additionally, unemployment rates are delayed economic indicators that confirm what has occurred and are counter-cyclical, meaning that the lower the rate the better the economy.

Scott County consistently has a lower unemployment rate than the Twin Cities Metropolitan Statistical Area (MSA). The Twin Cities MSA has a consistently lower unemployment rate than the St. Cloud MSA, Minnesota, and the nation. Mankato and Rochester MSA's have consistently lower unemployment rates than the Twin Cities and Scott County.



Minnesota MSA Unemployment Rates (Historical – Exc. Duluth)

Year	St. Cloud MSA	Rochester MSA	MSP MSA	Mankato MSA	Scott Co	State	USA
2010	7.5%	6.3%	7.3%	6.3%	6.9%	7.4%	9.6%
2011	6.5%	5.6%	6.3%	5.3%	5.8%	6.6%	9.0%
2012	5.6%	4.6%	5.5%	4.7%	5.0%	5.6%	8.1%
2013	5.1%	4.2%	4.7%	4.0%	4.4%	4.9%	7.4%
2014	4.3%	3.7%	3.9%	3.3%	3.6%	4.2%	6.2%
2015	3.8%	3.2%	3.4%	2.9%	3.1%	3.7%	5.3%
2016	4.0%	3.9%	3.9%	3.2%	3.4%	4.1%	5.0%

Employment and Wages

A review of employment (number of jobs), establishment (number of businesses), and wage (weekly) trends can identify relative stability and performance characteristics of a local economy.

Two years ago, Belle Plaine experienced a significant decrease in employment and a loss of five business establishments. The jobs were lost in the leisure and hospitality NAICS supersector meaning arts, entertainment, accommodations, and food service establishments.

Historical Jobs, Establishments, and Wages

Wages have remained relatively flat since 2012 at approximately \$19.50/hour or \$40,000 per year. The 2016 wage estimates only include first and second quarter data; historically third and fourth quarter data have raised the annual weekly wage average. As such, the rather large decrease in weekly wage listed for 2016 is anticipated to lessen as data from the remainder of the year is included in the estimate.

Wages are important factors in evaluating and predicting economic cycles. Higher wages tend to lead to increased consumption which results in increased sales and an increase in productivity with a corresponding increase in wages.

Consumer spending accounts for approximately seventy (70) percent of economic growth; as such wages and resulting consumer spending can be highly linked in local economies.

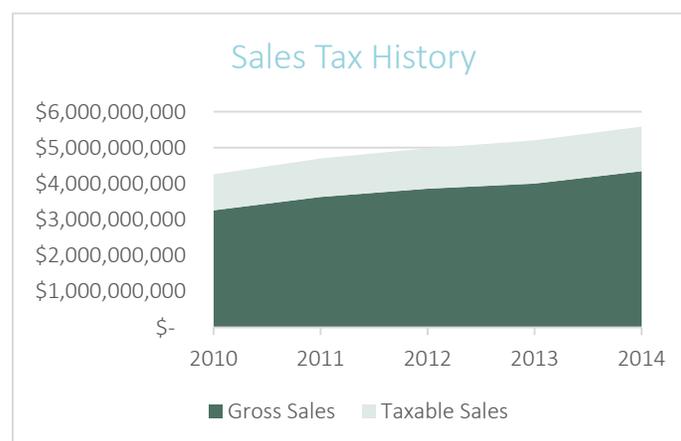
Historical Housing Starts

New home construction in Belle Plaine peaked in the early 2000's and has decreased significantly thereafter. The rapid decrease is of course indicative of the Great Recession and housing decline. New home construction in Belle Plaine was at its lowest between 2011 and 2012 and has been rebounding. Year over year increase from 2015 to 2016 is fifty (50) percent. Vacant lot inventory is becoming depleted. A supply of vacant lots equal to three to five years of annual housing starts is considered adequate. At this time, we have approximately 80 vacant, improved lots predominantly owned by one developer. The vacant lot supply equates to about 2.5 years of growth.



Historical Sales and Use Data

Sales and use data is not available for the City of Belle Plaine. Therefore, we will monitor sales data as reported by the Department of Revenue for Scott County. Historical data illustrates continued gains in economic progress and activity. Gross and taxable sales continue to increase and trend positive. Gross sales across all industry sectors in Scott County in 2014 (latest available data) totaled \$4,348,562,826, up 25% over 2010.



Goals

Following were EDA goals for 2016 with updates on progress toward goals and plans for 2017.

Organizational Development

GOAL: FAMILIARIZE BPEDA MEMBERS WITH FINANCIAL AND TECHNICAL RESOURCES AVAILABLE THROUGH THE EDA

Progress: The EDA held a work session on November 14th to review financial and technical incentives available through the BPEDA.

Up next: Periodically the EDA will review certain incentives, programs, and resources available so as to maintain awareness of potential assistance.

GOAL: REVIEW OPEN MEETING LAW AND DATA PRIVACY AS IT RELATES TO EDA OPERATIONS & SOCIAL MEDIA

Progress: Staff has been discussing the best method of review i.e. EDA training independent of or with other Boards, Committees, and Commissions.

Up next: Host training on open meeting law and data privacy.

GOAL: AMEND ENABLING RESOLUTION TO REFLECT CURRENT REPRESENTATION

Progress: On May 9th the EDA acknowledged amendment to the enabling resolution & approved amendments to the bylaws.

Up next: The Council approved amendments on May 16th. This goal has been completed.

GOAL: HOLD A JOINT MEETING WITH OTHER BOARDS,
COMMITTEES, & COMMISSIONS

Progress: The Council and all appointed boards met in
joint session March 9th. Each Board described their
role, function, and goals.

Up next: The Council and all appointed boards
continue to meet quarterly in joint session.

GOAL: PREPARE AN ANNUAL REPORT

Progress: This report has been drafted to satisfy the
requirements of the EDA enabling resolution and for
Board Member and public information.

Up next: Annual reports will continue.

Market Development

GOAL: REVAMP JOB POSTING PAGE ON WEBSITE

The EDA applied for a grant from Scott County to
develop a new local jobs portal. Software has been
purchased.

Up next: By the end of the year we will be debuting a
new jobs board populated by employers/employees.

GOAL: LEARN MORE ABOUT EFFECTIVE USE OF SOCIAL MEDIA BY LOCAL GOVERNMENTS

The City has a social media policy in place, however, it is for legal purposes as contrasted with marketing purposes.

Up next: Staff contacted the LMC regarding best practices for use of social media as a communications and marketing tool.

Infrastructure Development

GOAL: WORK WITH PROPERTY OWNERS TO MOVE TOWARD "SHOVEL READY" LOTS

The EDA applied for a grant from Scott County to plat Buesgens Commercial Center near Hickory Blvd. and Enterprise Drive.

Up next: Buesgens Commercial Center preliminary plat has been approved. Final plat approval pending.

GOAL: DEFINE A WAY TO MOVE FORWARD WITH NORTHERN SANITARY INTERCEPT SEWER EXTENSION

The EDA applied for a grant from Scott County to complete a feasibility report on the sewer extension.

Up next: In December 2016, the City received another grant to assist with drafting plans and specifications for extension of Enterprise Drive.

Business Development

GOAL: GET MEMBERS OUT IN THE FIELD BEFORE BUSINESSES
(MEMBERS VISIT WITH BUSINESS OWNERS)

Our goal was to conduct four face-to-face informal business visits.

Up next: Perhaps the EDA can make this a priority for 2017. One potential reason to request a business meeting is announcing the ROSE program.

GOAL: HOST AN INFORMATION SHARING SESSION REGARDING
THE SAND LOT

In May, the EDA hosted an information and idea exchange with a potential developer re: Sand Lot at 100 Meridian Street South (Main/Meridian).

Up next: The EDA could consider developing a model for development at the Sand Lot including financing and pricing of a mixed use facility.

GOAL: PREPARE TIF/ABATEMENT POLICY

The EDA reviewed when use of TIF/Abatement may be warranted at two separate meetings in 2016.

Up next: The EDA could consider developing a model for development at the Sand Lot including financing and pricing of a mixed use facility.

GOAL: EXAMINE BUDGET AND USE OF RLF DOLLARS TO FUND FACADE LOAN PROGRAM

The EDA recommended, and the Council approved funding ROSE Program through EDA levy vs spend down of loan fund.

Up next: The EDA will have fewer dollars available for the ROSE Program in 2017. Increased EMV will allow for increase in loan program dollars available.

GOAL: EXAMINE ADEQUACY OF ACCESS TO CAPITAL FOR START-UPS AND EXPANDING BUSINESSES

Staff has facilitated discussion with several local lenders and regional program representatives and entrepreneurs.

Access to capital at this point would appear to not be an issue. Continued monitoring is suggested.

GOAL: INVESTIGATE GRASS ROOTS EFFORT TO ESTABLISH PRIVATE EQUITY FIRM THAT CHAMPIONS LOCAL BUSINESS

Staff has facilitated discussion with several local opinion makers and potential stakeholders.

This is a longterm effort, continued passive investigation of the effort is warranted.



MEMORANDUM

DATE: January 9, 2017
TO: EDA President Krant, EDA Board Members, and Administrator Votca
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 5.4 Goals for 2017

REQUEST: Prioritize Goals for 2017

GENERAL INFORMATION

In December the EDA briefly discussed potential goals for 2017. The EDA requested prioritization of goals be placed on the January agenda for discussion.

Potential goals for 2017:

1. Goals Continuing from 2016:
 - a. Continued familiarization with available incentives/assistance.
 - b. Be mindful of Open Meeting Law and Data Practices Act (LMC's Quinn O'Reilly to present training February 13th 6:00 p.m.).
 - c. Continue meeting with Council and other Boards, Committees, and Commissions on a quarterly basis.
 - d. Continue monitoring the adequacy of access to capital for start-ups and expanding businesses.
 - e. Continue to examine grass roots effort to establish private equity firm that champions local businesses.
2. New efforts (examples only):
 - a. *Market shovel ready industrial lot adjacent to Public Works Building (or create shovel ready industrial lots).*
 - b. *Grow rooftops: multiple family, millennial housing, complete housing supply. See results/recommendations contained in Maxfield Housing Market Study: smaller phased general occupancy, market rate with smaller buildings – 24 units/year over three years for a total of 72 units. Also development of a modest size building with shallow subsidy over next two years.*
 - c. *Business retention and expansion visits with (i.d. businesses, or establish a numerical goal).*
 - d. *Collaborative efforts (school district, park board, chamber, others?) – build fabric of the community.*
 - e. *Create a use if TIF/abatement policy and request approval from the City Council.*
 - f. *Big box – second look. Urban Land Institute Technical Institute Panel.*
 - g. *Sand lot – build a financial model for a two or three story mixed use building (ULI or CDA collaboration).*
 - h. *Conduct small-group interview with RMC and TLHA (at their place) to debrief on City regulatory and review process related to their project. Perhaps one EDA Member, on PC Member, and one Council Member.*



MEMORANDUM

DATE: January 9, 2017
TO: EDA President Krant, EDA Board Members, and Administrator Votca
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 5.5 Planned Land Use

REQUEST: Discussion of Planned Land Uses for Certain Areas Adjacent to WCD and Hwy 169

GENERAL INFORMATION

Input is requested on planned land uses for properties adjacent to Commerce Drive West and Highway 169 northeast of 169/64 interchange.

Attached please find two marked up maps of property adjacent to Commerce Drive West and Highway 169. The maps include current planned uses and identification of areas proposed for increased flexibility based on discussions with property owners and development prospects. Please note the following for discussion:

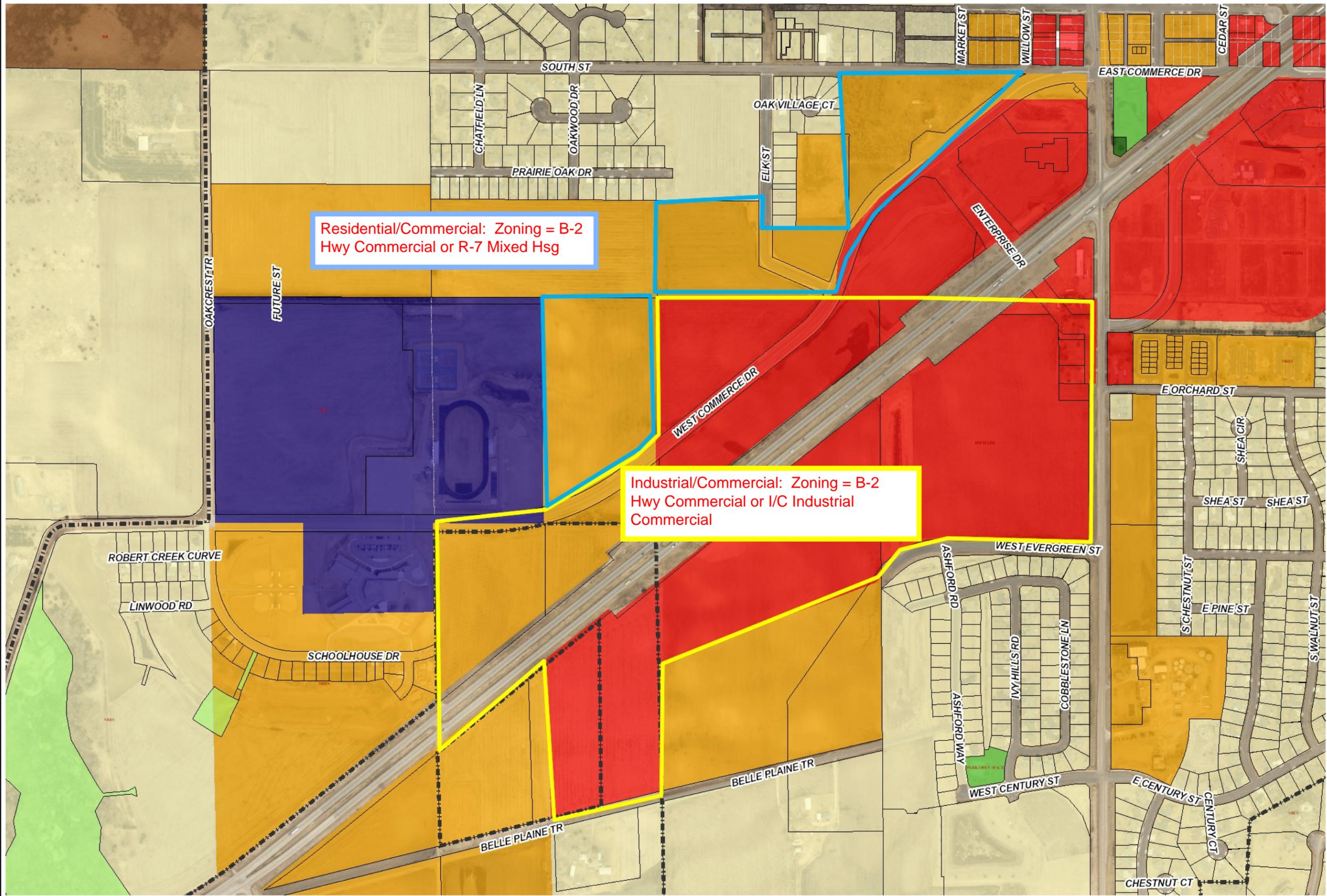
1. Red shading = currently planned to B-2 Highway Commercial.
2. Gold shading = currently planned for mixed residential (R-7).
3. Light green shading = currently planned for industrial/commercial (I/C).
4. Area within yellow box = proposed for mixed highway commercial/industrial/commercial (zoning classifications B-2 and I/C).
5. Area within blue box = proposed for mixed use residential and/or commercial (zoning classifications R-7 or B-2).

Flexibility in planned uses rather than singular classifications may avoid minor comprehensive plan amendment processes for development in the future. Minor Comprehensive Plan amendments are potential impediments to development, adding 60+ days to the project review timeline and costing over \$1,000.



Legend

- City Limits
- Parcels (11-1-2016)
- Lot Lines
- Parks
- Future Land Use**
- SRES - Single Family Residential
- MRES - Medium & High Density Residential
- Manufactured Home
- A-2
- RR - Rural Residential
- RBT - Residential/Business Transition
- CBD - Central Business District
- HWYCOM - Highway Commercial
- IND - Industrial
- INDUSTRY/COMMERCIAL
- PUB - Institutional
- PARK/OPEN SPACE
- FLOODPLAIN
- ROW



Planned Land Use WCD



Disclaimer:
 This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Belle Plaine is not responsible for any inaccuracies herein contained.

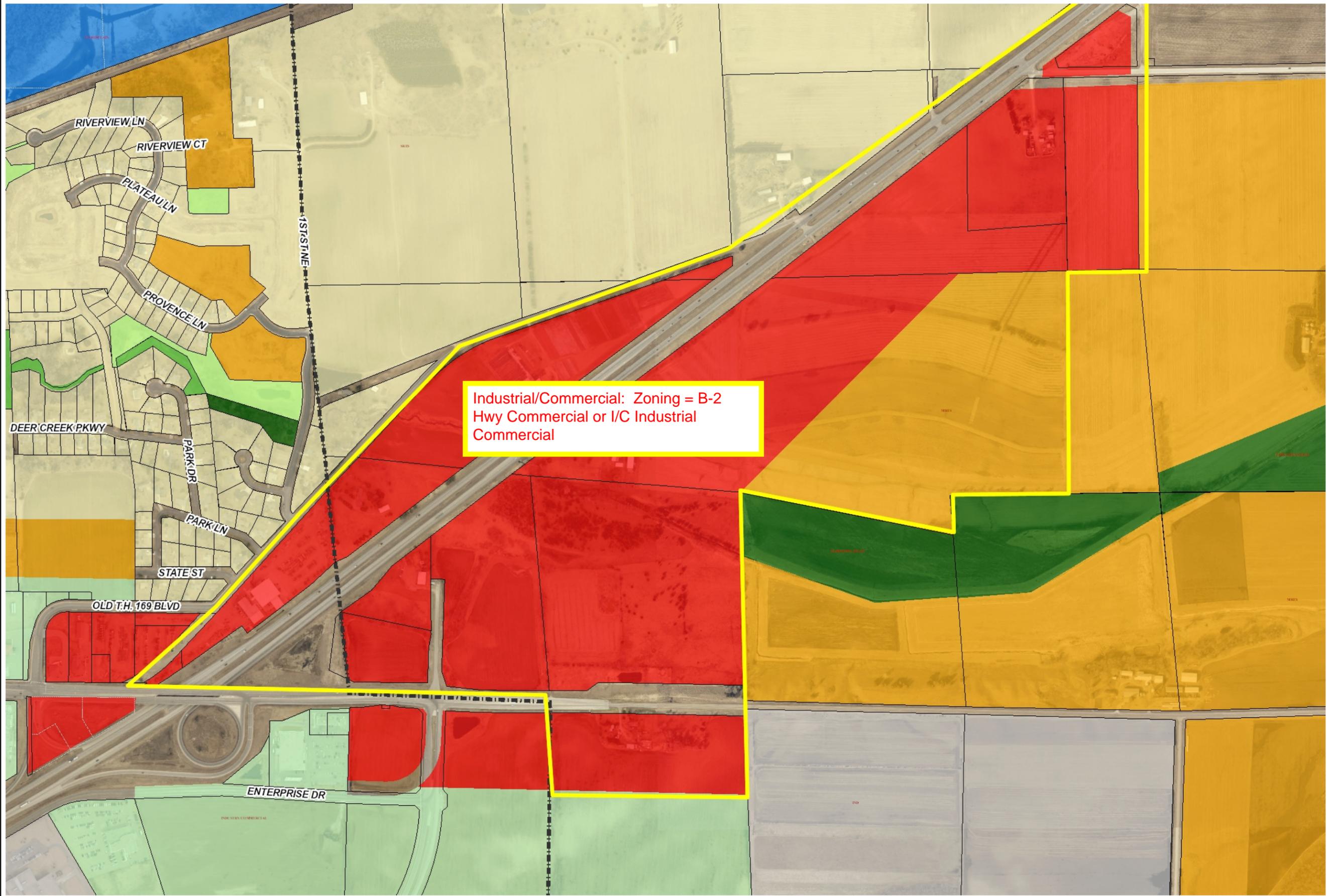
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Legend

- City Limits
- Parcels (11-1-2016)
- Lot Lines
- Parks
- Future Land Use**
- SRES - Single Family Residential
- MRES - Medium & High Density Residential
- Manufactured Home
- A-2
- RR - Rural Residential
- RBT - Residential/Business Transition
- CBD - Central Business District
- HWYCOM - Highway Commercial
- IND - Industrial
- INDUSTRY/COMMERCIAL
- PUB - Institutional
- PARK/OPEN SPACE
- FLOODPLAIN
- ROW



Industrial/Commercial: Zoning = B-2
Hwy Commercial or I/C Industrial
Commercial

Planned Land Use 169 N & E



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0 592 Feet





MEMORANDUM

DATE: January 9, 2017
TO: EDA President Krant, Members of the EDA, and Administrator Votca
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 6.2 Director's Report

Design Committee

The Design Committee will be meeting next on February 6th. Ms. Lana Beck will join the DC to illustrate concepts for gateway identity signs.

Planning Commission

The PC met December 12th and will meet following the EDA meeting this evening. The PC will be discussing goals for 2017 and planned land uses.

We have several pending projects at this time just no projects that are public information.

NOTE: TRAINING FEBRUARY 13TH 6 P.M. OPEN MEETING LAW AND DATA PRIVACY ACT