



## MEMORANDUM

DATE:	February 8, 2016
TO:	EDA President Krant, EDA Board Members, and Administrator Kreft
FROM:	Cynthia Smith Strack, Community Development Director
RE:	Workshop

At the January EDA meeting we discussed specific goals for 2016. Suggested goals are included in red italicized print for your information.

At the January meeting the EDA requested a discussion about development at the new overpass be the subject of the February workshop session. Attached please find a map of the subject area. I will have this map and others (planned land use, zoning, municipal utilities, wetlands) available for group viewing at the meeting.

In addition we talked about a flowchart regarding local financial incentives potentially available to qualifying projects. Please find a sample flowchart attached for your information only.

### **Organization Development**

- *Familiarize all members with financial and technical resources available from or through the EDA.*
- *Review open meeting law and data privacy as it relates to EDA operations.*
- *Amend enabling resolution to reflect current representation arrangement.*
- *Prepare annual report to Council as required under enabling resolution.*
- *Hold a joint meeting with Design Committee to promote an understanding of what each organization does and is working on and how we may work together on common interests.*
- *Hold a joint meeting with the Planning Commission to promote an understanding of what each organization does and is working on and how we may work together on common interests.*

### **Market Development**

- *Revamp job posting page on website.*
- *Learn more about using social media effectively – e.g. best practices for municipal governments.*

### **Infrastructure Development**

- *Work with property owners to move toward more lots being 'shovel ready' – platted, utilities extended, etc.*
- *Work on north interceptor extension – define a way forward.*

### **Business development**

- *Get members out in the field before businesses- conduct at least four face-to-face informal business visits.*
- *Network – all members.*
- *Host a 'mind meld' regarding sand lot. Update business subsidy policy.*
- *Prepare TIF/abatement policy.*
- *Examine budget and use of RLF to fund forgivable façade loans.*
- *Examine adequacy of access to capital for start-ups and expanding businesses.*
- *Investigate grass root effort to establish private equity firm that champions local business e.g. <http://www.graniteequity.com/>*



- Legend**
- City Limits
  - Parcels (6-1-2015)
  - Lot Lines
  - Minnesota River
  - Protected Waters
  - Public Water Basin
  - Public Water Wetland
  - Protected Waters - Watercourse
  - Parks



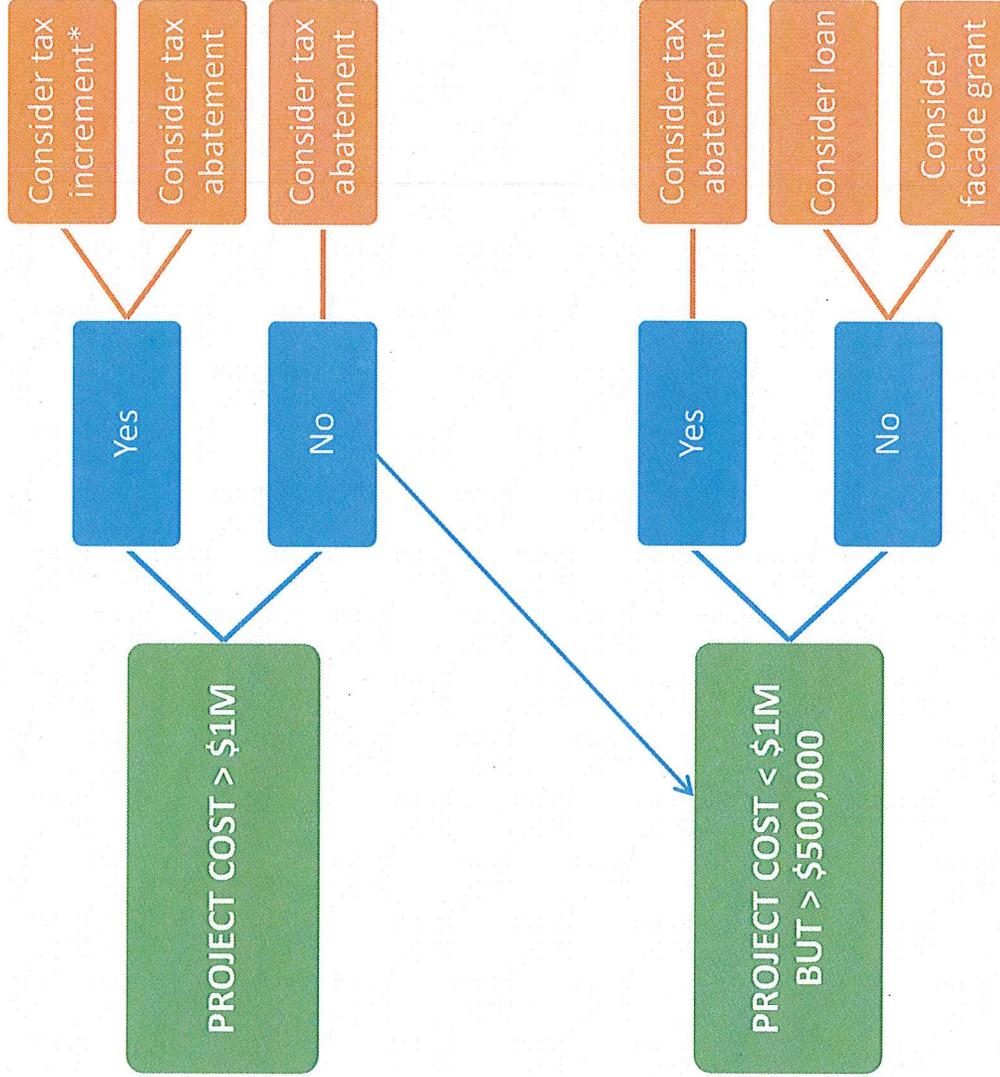
**Overpass land area**

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



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# DECISION TREE: BPEDA FINANCIAL INCENTIVES



\* Tax increment not available to commercial projects on non-redevelopment parcels