

**BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING  
MARCH 11, 2019**

**PLEDGE OF ALLEGIANCE.**

President Krant led those present in the Pledge of Allegiance.

**1. CALL TO ORDER. 1.1. Roll Call.**

The Belle Plaine Economic Development Authority met in Regular Session at 5:00 PM on Monday, March 11, 2019 at City Hall, 218 North Meridian Street, Belle Plaine, MN. Commissioner Krant called the meeting to order with Commissioners Coop, Meyer, Pankonin, Fahey and Coleman present. Commissioner Doyle was not present.

Also present was Community Development Director Smith Strack.

**2. APPROVAL OF AGENDA.**

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

**3. APPROVAL OF MINUTES. 3.1. Regular Session Minutes of February 4, 2019.**

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

Commissioner Coleman inquired on the validity of ROSE Loan for Olsen/Shinehouse due to the passing of Olsen. Community Development Director Smith Strack explained the application was taken out in the building owner and renters name and the approval is good for 180 days. Smith Strack will be reaching out to Shinehouse regarding the ROSE Loan.

**4. TREASURERS REPORT. 4.1. Approval of Bills.**

MOTION by Commissioner Coleman, second by Commissioner Pankonin to approve the treasurer's report. ALL VOTED AYE. MOTION CARRIED.

**5. BUSINESS.**

**5.1. Resolution 19-003: Resolution Approving Terms Of A ROSE Program Loan To Oldenburg Brewing Co LLC and Colt Oldenburg, Individually, For A Façade Improvement At 116 Main Street West.**

Commissioner Krant introduced Resolution 19-003 Approving Terms of a ROSE Program Loan to Oldenburg Brewing Co., LLC and Colt Oldenburg, individually, for a façade improvement at 116 Main Street West. Community Development Director Smith Strack explained Oldenburg proposes redevelopment of a storefront at 116 Main Street West, the former Volleyball Products building. Smith Strack noted façade changes are proposed including, removal of storefront street-facing window and replacement with glass overhead garage door; replacement of commercial entry door; replacement of awnings using existing structures and replacement of custom-made louvers.

Commissioner Meyer inquired when the proposed grand opening is for the pub. Meyer also inquired if the sidewalk café ordinance is not adopted would Oldenburg still want the proposed overhead garage door, noting potential issues with liquor licenses with alcohol on the window ledge. Commissioner Fahey stated seeing a similar design in Prior Lake. Applicant Colt Oldenburg confirmed even if the sidewalk café ordinance is not adopted he would still move forward with the garage door opening noting the window

ledge would be a height of 28” from the inside of the building and 36” from the outside of the building allowing for some outdoor stool seating. Oldenburg acknowledged if the door is open a pedestrian would be able to grab alcoholic beverages from the opening explaining this could occur with the sidewalk café option as well. Oldenburg explained signs could be posted to help prevent. Commissioner Meyer inquired if the pub would have a full menu. Oldenburg explained high-speed convection ovens will be used to make items such as Philly cheese steak, wings and other items noting nothing will be fried. Commissioner Coleman inquired on pros or con feedback from neighbors. Oldenburg noted nothing has been reported to him. Commissioner Krant inquired if food trucks would be visiting. Oldenburg explained he would be serving his own food. Oldenburg also explained spirits will be served along with craft beer and soda’s, kombucha fermented tea and old fashioned bourbon.

MOTION by Commissioner Fahey, second by Commissioner Coleman to approve the ROSE Program Application for Colt Oldenburg at 116 Main Street West. ALL VOTED AYE. MOTION CARRIED.

### **5.2. Joint City Council, Planning Commission, and EDA Work Session - Housing.**

Community Development Director Smith Strack explained the EDA established a 2019 goal of having a joint meeting of City Council, Planning Commission and EDA in the first quarter of 2019 with purpose of plotting efforts to increase rooftops. Smith Strack explained City Administrator Meyer recommends the discussion be held Monday, March 18 during a planned work session of the City Council. Smith Strack explained the EDA previously received background information on properties which were the subject of past discussion pertaining to residential development and building permit trends. Smith Strack noted the EDA also plans to have discussion pertaining to HRA programs in 2019. Smith Strack cited two current programs: façade revitalization/energy efficiency and new home down-payment assistance. Smith Strack explained staff is looking for feedback on potential focal points as listed: Strategies to encourage new residential subdivisions: allow higher density, new building permit incentive, financing of trunk fees, more builders, increase City “it” factor, etc.; Strategies to encourage new multiple family units. Site acquisition, reduce zoning public hearings, consider financial assistance, etc.; Strategies to encourage increased residential use in Downtown and revitalization: site acquisition, local 4d housing program for existing downtown rentals, financial assistance, identify target area, target housing unit type – i.e. lofts, studios, find public-use partnership for mixed commercial/residential redevelopment etc.; and Prioritize specific target areas, developments, strategies, etc.

It was the consensus of the Commission to have a quorum. Commissioner Coop suggested an explanation of incentives and trunk fees explaining both the positives and negatives and how it affects the city budget. Commissioner Meyer explained the commission needs to be mindful of risks. Commissioner Pankonin noted difficulty-appraising houses at the selling price. Community Development Director Smith Strack explained appraisals increase with quality of life increases i.e. Aquatic Center. Meyer suggested a focal point be on upcoming action items like multi-family housing.

### **5.3. TIF Process.**

Community Development Director Smith Strack explained the City Council reviewed basic information on local financial incentives and TIF process. Smith Strack explained since development inquiries are increasing it appears information could be pertinent to the EDA. Smith Strack presented a slideshow on TIF and local financial incentives.

Commissioner Pankonin inquired on what happens when an agreement is paid off early. Community Development Director Smith Strack explained the district would be deactivated and any remaining fees that were not offset can be used for a different project. Commissioner Coop requested clarification on an abatement agreement contract between the City and the owner of the property would bind the hands for the future. Smith Strack confirmed it does in the case of an abatement agreement. Coop inquired if a correctly zoned area applies to build housing which meets the requirements the City is not allowed to turn down without opening up for a potential suit. Smith Strack confirmed the City must allow.

**6. ADMINISTRATIVE REPORTS.**

**6.1. Commissioner Comments.**

Commissioner Coleman noted the Gala and commended staff and the Chamber of Commerce for their work.

**6.2. Director's Update.**

Community Development Director Smith Strack highlighted her report.

Commissioner Meyer inquired on Aztron. Smith Strack explained the company is currently renting space in town.

**6.3. Upcoming Meetings.**

**1. Regular Session, 5:00 pm, Monday, April 8, 2019.**

Commissioners were reminded of upcoming meetings as listed.

**7. ADJOURNMENT OF REGULAR SESSION.**

MOTION by Commissioner Coleman, second by Commissioner Pankonin, to adjourn the meeting as 6:06 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Renee Eyrich  
Recording Secretary