

**BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
OCTOBER 14, 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 5:03 PM on Monday, October 14, 2019 at City Hall, 218 North Meridian Street, Belle Plaine, Mn. Commissioner Krant called the meeting to order with Commissioners Fahey, Coop, Meyer and Doyle present. Commissioners Pankonin and Coleman were 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 September 9, 2019.

MOTION by Commissioner Coop, second by Commissioner Fahey, to approve the Regular Session Minutes of September 9, 2019. ALL VOTED AYE. MOTION CARRIED.

4. TREASURERS REPORT. 4.1. Approval of Bills.

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

5. BUSINESS.

5.1. Recommendation – Submittal of Small Cities Development Program Grant Pre-Application.

Community Development Director Smith Strack explained the EDA has been discussing an application to DEED's Small Cities Development Program for a grant to assist with owner occupied and commercial rehabilitation in a defined target area. Smith Strack noted in July the Council, following an EDA recommendation, authorized a contract with Chelsea Alger of Bolton Menk for grant services. Smith Strack explained 28 qualified, interested surveys have been received from residents owning dwellings and 16 interest surveys have been returned from downtown property owners. Smith Strack noted this level of interest corresponds to a potential pre-application grant request of \$575,000.00, which is based on approximately 15 residential projects and five commercial projects. Smith Strack explained MVEC is the recommended administrator of the grant if received. Smith Strack noted Council will need to consider taking action to authorize submittal of pre-application at their November 4 City Council meeting.

Commissioner Meyer inquired on the timeline for disbursement. Community Development Director Smith Strack explained the pre-application is due November 17, a review process will occur and qualified Cities will be invited to submit a final application in January of 2020. Smith Strack explained funds are awarded in the Spring of 2020 and available for disbursement in the Fall.

MOTION by Commissioner Meyer, second by Commissioner Fahey to recommend submittal of Small Cities Development Program Grant Pre-Application. ALL VOTED AYE. MOTION CARRIED.

5.2. Discussion: 2020 Scott County Economic Development Incentive Program.

Community Development Director Smith Strack explained at the September meeting the EDA discussed the Scott County Community Development Agency 2020 Economic Development Incentive grant program

request for proposals. Smith Strack noted a total of \$350,000.00 in grants for cities around the County is available. Smith Strack explained the EDA discussed potential grant –eligible activities and reached consensus for staff to further investigate a grant to asses with development of plans and specifications pertaining to an improvement project in Downtown. Smith Strack explained that since the EDA meeting Department Head staff have suggested moving forward with improvement plans at this time may be premature, as the Public Works Committee has not identified a project for 2021. Smith Strack explained the EDI program has two funding types/matches: Corridor readiness grants and Technical Assistance grants. Smith Strack explained if the EDA is supportive, staff will prepare a grant application for technical assistance pertaining to creation of incentive program guidelines intended to incite creation of buildable lots. Smith Strack noted the proposed grant request would likely not exceed \$10,000.00 with the \$5,000.00 local match from the 2020 EDA consulting line item.

Commissioner Coop inquired about the police station and the potential to buy out the repair shop on that block. Community Development Director explained no plans have been identified at this time, however ideas have been noted of relocation of staffing to other public land and what that property could be used for. Commissioner Meyer inquired if staff could hire a firm to create marketing ideas. Smith Strack confirmed.

MOTION by Commissioner Coop, second by Commissioner Meyer to recommend City Council authorize preparation of EDI grant for submittal. ALL VOTED AYE. MOTION CARRIED.

6. ADMINISTRATIVE REPORTS.

6.1. Commissioner Comments.

Commissioner Fahey expressed gratitude to City Staff, Police Department, Public Works and Mayor Meyer for the combined efforts to host a great marathon within the City. Mayor Meyer stated numerus residents inquiring about Dollar General and Casey's delay in building citing the developer has had problems with the City. Meyer noted the creative solutions the City has addressed to aid in moving the project forward. Meyer stated Monday, October 7 City Council approved a resolution allowing the City to move forward with putting the infrastructure and streets without the developer. Meyer expressed the Council and City wish to move forward with the project and have continually worked with the developer to keep this development on track.

6.2. Director's Update.

Community Development Director Smith Strack highlighted the Director's update and noted an upcoming 114-condominium plat called Prairie Meadow by Gary Crosby coming before the Planning and Zoning Commission tonight. Smith Strack noted the plat is a two phase project with phase one in 2020 and phase two started in two to three years. Smith Strack also noted the Destination Belle Plaine the 2040 Comp plan has been approved by the MET Council and ready for adoption.

6.3. Upcoming Meetings.

1. Regular Session, 5:00 pm, Tuesday, November 12, 2019.

Commissioners were reminded of upcoming meetings as listed.

7. ADJOURNMENT OF REGULAR SESSION.

MOTION by Commissioner Coop, second by Commissioner Meyer, to adjourn the meeting at 5:19 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Renee Eyrich
Recording Secretary