

**THE REGULAR MEETING OF THE EDA BOARD HELD ON FEBRUARY 21, 2019,
AT 6:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

The meeting was called to order by Victoria Hallin. Members present were Thom Walker, Sharon Sandberg, Charles Snustead, Jules Zimmer, Genny Reynolds, and Brad Schumacher. Staff present were Stephanie Hillesheim (Comm. Dev. Specialist), Robert Barbian (Administrator), and Mary Lou DeWitt (Comm. Dev. Assistant).

OATH OF OFFICE:

Thom Walker and Brad Schumacher took the Oath of Office.

ELECTION OF OFFICERS:

WALKER MOVED, SECOND BY ZIMMER, TO NOMINATE VICTORIA HALLIN, FOR THE EDA BOARD PRESIDENT. THERE BEING NO OBJECTIONS, THE EDA BOARD VOTED ON VICTORIA HALLIN FOR THE EDA BOARD PRESIDENT. UPON THE VOTE, THERE WERE 7 AYES, 0 NAYS. MOTION CARRIED.

SCHUMACHER MOVED, SECOND BY HALLIN, TO NOMINATE GENNY REYNOLDS, FOR THE EDA BOARD VICE PRESIDENT. THERE BEING NO OBJECTION, THE EDA BOARD VOTED ON GENNY REYNOLDS FOR THE EDA BOARD VICE PRESIDENT. UPON THE VOTE, THERE WERE 7 AYES, 0 NAYS. MOTION CARRIED.

REYNOLDS MOVED, SECOND BY ZIMMER, TO NOMINATE THOM WALKER, FOR THE EDA BOARD SECRETARY. THERE BEING NO OBJECTION, THE EDA BOARD VOTED ON THOM WALKER FOR THE EDA BOARD SECRETARY. UPON THE VOTE, THERE WERE 7 AYES, 0 NAYS. MOTION CARRIED.

HALLIN MOVED, SECOND BY WALKER, TO NOMINATE CHARLES SNUSTEAD, FOR THE EDA BOARD TREASURER. THERE BEING NO OBJECTION, THE EDA BOARD VOTED ON CHARLES SNUSTEAD FOR THE EDA BOARD TREASURER. UPON THE VOTE, THERE WERE 7 AYES, 0 NAYS. MOTION CARRIED.

AGENDA ADDITIONS / DELETIONS:

No changes to agenda.

APPROVAL OF MINUTES FROM REGULAR MEETING ON NOVEMBER 15, 2018

SANDBERG MOVED, SECOND BY REYNOLDS, TO APPROVE THE MINUTES FROM NOVEMBER 15, 2018. UPON THE VOTE, THERE WERE 7 AYES, 0 NAYS. MOTION CARRIED.

UNFINISHED / OLD BUSINESS: None

NEW BUSINESS:

A. Revised Site Plan for West Birch Apartments

Hillesheim said that the Planning Commission Board will be reviewing a revised Site Plan Review for West Birch Apartments. The plans will be the same with the 16-unit apartments, but the underground garage has been removed.

Reynolds said with the construction cost higher they had to cut the budget down a million dollars.

Barbian said from the planning standpoint there is not much changed. The budget is still a hurdle Central MN Housing Partnership is working on.

Reynolds said Central MN Housing Partnership has other projects in the works. They will be taking over Belle Haven complex and also updating the apartments down by the river. They will own a few units in Princeton.

B. Downtown Design Guidelines Update

Hillesheim said that eight sites have been chosen for the Downtown Design Guidelines. Two additional buildings along with the south mall have been added to the five that were originally discussed. There is an additional expense of \$5,000 to add the new sites.

Sites:

506 First Street -West Birch Dental: MacDonald & Mack Architects will blend the right side of the building with the old bank building look.

129 Rum River Drive South - Co-Op building: Barbian reminded the EDA Board that MacDonald & Mack ideas do not have to be followed, it is an idea for the property owner.

512 First Street - Insurance Shop: Hillesheim said she spoke to the property owner and he was thinking of doing some work on the outside of his building this summer and welcomed the ideas. If the input is affordable, he may make the suggested changes.

121-123 Rum River Drive South - Strand Building: This site is for sale. There are ten apartments in it and two office spaces on the first floor. A seamstress is renting a space in one of the spaces. This building is bank owned.

201-203 Rum River Drive North – Rock Shop: This was originally a general store then went to a hatchery, and then a laundromat.

135 Rum River Drive North - Old Hardware Store- Napa building: This building was first used as a carriage repair then a grocery store, and the last use was an auto store.

111 Rum River Drive North - Jody's Antiques and Treasures: The new owner is looking at removing the metal outside.

112 Rum River Drive South - Princeton Mall: Barbian said in the Comprehensive Plan it mentioned putting an apartment complex downtown and this would be the site. If someone came to town and wanted an apartment building we thought it would be nice to have a rendering. He said it is \$3,000 to have it drawn up. He would like to know what the EDA Board thoughts are on this.

Walker mentioned an apartment here would take the street view from the businesses in the strip mall.

Barbian said there is a model that shows retail on the bottom and apartments on top for two or three stories.

Zimmer said the market is not there because both malls are not full right now.

Schumacher said if the price for square footage is low enough it could be beneficial.

Barbian said the City owns the parking lot and that could help with the financing.

Walker said his vision with retail on the bottom would be to have frontage on the front and the back of the building.

Barbian said with that setup there could be a larger complex.

Zimmer said this discussion is totally more expensive than what the design guidelines is about.

Schumacher said he knows someone who just finished a luxury apartment in Zimmerman and that person expressed that he would be interested in putting one up here.

Hallin questioned that it would be \$3,000 to come up with a design for this site.

Barbian said yes. MacDonald & Mack is looking at March or April to be completed with the design proposals.

Walker, Hallin, and Zimmer all agreed that this apartment design should be taken out of the project.

Barbian said he is okay with taking it out.

Walker said it would have to be a partnership with the owner of the south mall and whoever were to want to build an apartment complex there.

Hillesheim said she just wants the owner of the south mall to be aware of what is in the Comprehensive Plan.

Hallin asked if there needs to be a motion.

Barbian said, yes. MacDonald & Mack did come down in the price. If the apartment site was taken out the cost would be \$2,700. Having the apartment complex put in the design would add another \$3,000 so then the total would be \$5,700.

WALKER MOVED, SECOND BY ZIMMER, TO HAVE STAFF PROCEED WITH ALL SEVEN BUILDING SITES FOR THE DOWNTOWN DESIGN, BUT NOT THE SOUTH MALL APARTMENT DESIGN, AND THE COST SHOULD NOT EXCEED \$3,000. UPON THE VOTE, THERE WERE 7 AYES, 0 NAYS. MOTION CARRIED.

Barbian said if there are other businesses that want a design for their building, the EDA Board could review it and utilize some of the EDA funds to copay it. Usually the cost is \$1,000 to add a design. There will be a booklet made by MacDonlad & Mack on the designs.

Reynolds asked if we could apply for Small Cities Grant for more funds.

Barbian is not sure right now. We might be eligible, but he is not sure if there are funds available. Lakes and Pines is one source. Central MN Housing Partnership is another facility. He will look into it.

C. Rum River / 125th / 9th Circle Roundabout

Hillesheim presented a power point that explains the layout of the CR 45 Roundabout Project. The roundabout will be by the Marathon Station at 9th Circle, CR 45 & Rum River Drive South, and 125th Street. The Great Northern Trail will connect with the roundabout and the park n ride. There are three parcels that will be impacted by the building of the roundabout and those are; Anderson Equipment, Marathon Station, and Princeton Auto.

Reynolds said the detour has to stay on county roads because if the detour goes on township roads then the township will have to receive some funding.

Schumacher said County Road 9 will be detoured to for three weeks for an access to the Industrial Park.

Hillesheim said the park and ride will move to the High School parking lot once the school year has ended, and it should be there approximately three weeks. The detour is a total of ten weeks. For the businesses on 9th Circle the access will be from CR 45 or 125th Street.

Barbian said outreach to the businesses will be happening.

Hillesheim said that stage two will be 6-8 weeks and 9th Circle businesses can access on a 20' foot temporary road. 125th Street/9 Circle/CR 45 intersection will be entirely closed. TH 169 and south bound ramps/CR 45 intersection will be an all-way stop. Stage three 125th Street/ 9th Circle/CR 45 intersection becomes the full proposed roundabout. TH 169 east bound ramps/CR 45 intersection is fully open. 9th Circle businesses will have full access. Marathon Station entrance area will be done in two stages. MnDOT Park n Ride will be fully back open. The completion of the trail construction in the northeast corner, finish lighting, and turf establishment will have final completion by August 23, 2019.

Walker asked how the roundabout will affect the off ramp on TH 169.

Schumacher said that was not discussed. The Traffic Study was not in the impacted area.

Walker said it will be harder to get into town from the ramp. It will be constant traffic.

Reynolds thought the bid opening might be too late for June 1st. The cost from the township and Sherburne County is fixed. 8-10 projects are over budget from what the Engineer projected and she recommends having the bid opening earlier than June 1st.

MISCELLANEOUS:

A. EDA Balance Sheet

The EDA Board had no comments.

B. Report

Barbian said the Landuse Plan map is being worked on for a radius of three miles outside the City limits which would be in the townships. The Transportation Plan is also being worked on. Sherburne County is working on their Transportation Plan right now. Barbian is looking at maybe bringing CR 45 straight west to CR 3. There is talk of the expansion of 21st Avenue South. Barbian wants to get the comments into the Transportation Plan.

Walker said it would be nice to reconnect 4th Avenue South to CR 2. This is the road by the Waste Water Treatment Plant.

Reynolds said Mn DOT is making the change on County Road 13, 12, and 11 connects to Hwy. 169 where the vehicle will only be able to go right and merge on Hwy. 169. They are closing it off where you cannot cut across at these intersections because of the amount of fatalities. That is in their five-year plan.

Barbian said those are a few items that are happening right now. He will reach out to Sherburne and Mille Lacs County once the Landuse and Transporation Plans are done. Barbian mentioned needing more industrial sites for the future.

C. City Council Minutes for January, 2018

The EDA Board had no comments.

WALKER MOVED, SECOND BY REYNOLDS, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 7 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:57 P.M.

ATTEST:

Victoria Hallin, President

Mary Lou DeWitt, Comm. Dev. Assistant