

**EDAP BOARD MEETING
WISH'N WELL CAFE
FEBRUARY 21, 2012
7:00 A.M.**

AGENDA

- I. CALL TO ORDER
- II. CONSENT AGENDA
 - A. Minutes (page 1)
- III. NEW BUSINESS
 - A. Discuss Blighted Property On Minnie St. (page 4)
- IV. OLD BUSINESS
 - A. Incubator/Industrial Park
 - B. Economic Status Of Community - Update
 - C. Past Due Loans – Update
 - D. Parking Lot – Update (page 7)
- V. INFORMATIONAL
 - A. Revolving Loan Report (page 10)
- VI. ADJOURN

***** Please call or email Renee at 320-243-3714 ext. 227 or at
renee@paynesvillemn.com
if you are not able to attend the meeting.*****

Members: Don Pietsch, Don Wiese, Bruce Stang, Chris Stanley, Alan Habben, Jean Soine, and Gene Beavers. Advisory Member: Renee Eckerly.

This agenda has been prepared to provide information regarding an upcoming meeting of the EDAP Board. This document does not claim to be complete and is subject to change.

BARRIER FREE: All EDAP Board meetings are accessible to the handicapped. Attempts will be made to accommodate any other individual need for special services. Please contact City Hall (320) 243-3714 early, so necessary arrangements can be made.

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: EDAP Board

Committee/Council Meeting Date: February 21, 2012

Agenda Section: Consent Agenda

Originating Department: Administration

Item Number: II - A

ITEM DESCRIPTION: Minutes

Prepared by: Staff

COMMENTS:

Please review the attached minutes from the January 17, 2012 EDAP Board meeting.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve the minutes from the January 17, 2012 EDAP Board meeting.

**MINUTES
EDAP BOARD**

JANUARY 17, 2012

Bruce Stang called the meeting to order at 7:10 a.m. Members present were Chris Stanley, Jean Soine, Gene Beavers, Alan Habben. Also present was Doris Wendlandt and Renee Eckerly, City Administrator. Don Wiese and Don Pietsch were absent.

Motion was made by Stanley to approve the minutes of the November 15, 2011 EDAP Meeting. Seconded by Beavers and unanimously carried.

ELECTION OF OFFICERS

Jeff Thompson's name should be removed from the agenda and Jean Soine's name added.

Motion was made by Stanley to elect the following:

Chairperson	Bruce Stang
Vice Chair	Chris Stanley
Secretary	Renee Eckerly

Seconded by Habben and unanimously carried.

MEETING SCHEDULE

The Board discussed keeping the same meeting schedule as the third Tuesday of each month.

PURCHASE PARKING LOTS (JOELS)

Doris Wendlandt reported that there is a parking issue downtown with the business owners having their employees park in front of another business which causes no parking spots for customers in front of that business. Wendlandt reported that Joel Burr has two parking lots for sale for \$26,500.00 each and he would sell them contract for deed at 4% interest. There are 39 parking spots in the two lots. She suggested that EDAP purchase the lots and then rent the parking spots back out to the downtown businesses for their employees to park, which would open up the customer parking in front of the businesses. If EDAP purchased the lots the alley way could be moved so that a better ingress/egress could be made in the middle of the block which would be safer. She questioned why only one business should own it and provide for the whole downtown area.

The Board discussed that the Township could not participate because their revolving loan money has restrictions, but the City's funds do not. The maintenance and snow removal would be a burden to the City. The City could put stipulations regarding parking to force business owners to make their employees park there.

The Board reviewed previously if there was a need and Pietsch did a count of cars at various times of the day and found there was plenty of parking. It was stated that business owners pay to park in the lot PJ's own.

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The Board discussed what type of precedence this would cause if other businesses want a parking lot like in the Industrial park. It was discussed whether other communities have open parking lots for the public. Growth is not being hampered by parking limits; it is economic development. The Design Team said it was a good problem to have because it makes the downtown appear busy.

One option is that the business owners around the parking lot form a coalition and purchase the parking lot, but money is the issue. A survey of the downtown businesses to find out the following information is needed:

- How many parking spots are downtown in the four block radius?
- How many employees are working from 7:00 a.m. – 5:00 p.m.?
- Would you pay for parking such as \$100.00 per year?
- Would you mandate employee's park in the lot?
- Does the City have a need?
- What is the liability for the City to own the parking lot?
- What is the amount of property tax that would be lost?

The parking problem has been discussed many times at the Chamber and has gone no where. This would help for overnight parking since there is no overnight parking in the downtown area. It was suggested to beautify the lot to attract people downtown.

(Beavers left at 8:00 a.m.)

A pro to this project would be that it would allow Corner Drug to have a drive through for their customers. AMPI should be told to have employees park in their parking lot instead of in front of businesses. The Board discuss if it was an option to borrow the money to a business to purchase the parking lots.

INCUBATOR

This was not discussed.

ECONOMIC STATUS

This was not discussed.

PAST DUE LOANS

This was not discussed.

There being no further business the meeting was adjourned at 8:15 a.m.



Cleanup and Redevelopment Workshops and Events

DEED to Award More Than \$2 Million in Redevelopment Grants

The Minnesota Department of Employment and Economic Development will award more than \$2 million in grants through the Redevelopment Grant Program.

The program covers up to 50 percent of costs of land acquisition, demolition, infrastructure and other project-related improvements related to redeveloping the property.

See the [Redevelopment Grant Program Overview](#) for more information and application forms and instructions.

Application deadline is 4 p.m., on Tuesday, January 3, 2012.

Private Projects Now Eligible for Redevelopment Grant Program

In the past, the Redevelopment Grant Program been funded through bonding, which means grants may only be used on publicly-owned property with a public end development.

This year, the program has received \$2 million from the state's general fund, which allows private redevelopment projects to receive grant funding. The program also has some funding left for exclusively public projects or the public infrastructure components of private redevelopments.

At our upcoming workshops, we will explain how to apply these funding types to your projects.

Attend A Workshop

Details about the grant and application process will be covered during several grant workshops. View or download the [workshop presentation](#). Workshop dates and locations are listed below:

Metro Area - October 11

9 to 10 a.m.
Bloomington City Hall
Council Chambers
1800 W. Old Shakopee Rd.
Bloomington, MN 55431

Walker - October 12

11:30 a.m. to 12:30 p.m.
Walker Area Community Center Rotary Room
105 Tower Ave.
Walker, MN 56484

Mankato - October 13

10 to 11 a.m.
Greater Mankato Business Development Center
1961 Premier Dr.
Mankato, MN 56001

For More Information

Contact Irene Dassier at 651-259-7449 or Irene.Dassier@state.mn.us

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Randy R. Schreifels
 STEARNS COUNTY AUDITOR-TREASURER
 ADMINISTRATION CENTER RM. 136
 P.O. BOX 728
 ST. CLOUD, MN 56302-0728
 320-656-3870
 www.co.stearns.mn.us

Your Proposed Property Tax for 2012
County of Stearns
- This is not a Bill - Do Not Pay -

Owner(s): LAPLANT JONATHAN

Important information is printed on the back of this form.

Parcel ID: 70.39169.0001

Legal description:

SubdivisionName MINNIE VILLA Lot 002 Block
 001 SubdivisionCd 70045Section 09 Township
 122 Range 032

JONATHAN LAPLANT
 145 NORWAY CIR
 ANNANDALE MN 55302

Your taxable market value for property tax payable in 2012 was sent to you in the spring of 2011. The period to discuss possible changes has passed and changes can no longer be made to your property valuation. It is included here for your information only.

	Taxes payable in 2011	Taxes payable in 2012
Taxable market value:	60,100.00	56,800.00
Property Classification:	Res Non-Hstd	Res Non-Hstd



County STEARNS COUNTY	\$ 308.85	\$ 312.56
City or Township PAYNESVILLE CITY	201.29	234.36
State General Tax	0.00	0.00
School District ISD 0741 PAYNESVILLE	No Pending Referendum	
Voter Approved Levies	118.38	114.83
Other Local Levies	57.29	43.57
Special Taxing Districts	22.19	18.68
Tax Increment Tax	0.00	0.00

* Please see insert for detailed information

TOTAL excluding special assessments	\$ 708.00	\$ 724.00	2.30%
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STEARNS COUNTY
 ADMINISTRATION CENTER
 705 COURTHOUSE SQUARE
 ST CLOUD, MN 56303
 320-656-3870
 6:00 PM NOV. 29, 2011

COUNTY OF STEARNS
 705 COURTHOUSE SQUARE ROOM 148
 SAINT CLOUD MN 56303
 320-656-3870

PAYNESVILLE CITY
 CITY COUNCIL CHAMBERS
 221 WASHBURNE AVENUE
 PAYNESVILLE, MN 56362
 320-243-3714
 6:30 PM DEC 14, 2011

PAYNESVILLE CITY
 221 WASHBURNE AVE
 PAYNESVILLE MN 56362
 3202433714

ISD 0741 PAYNESVILLE
 795 WEST HIGHWAY 23
 PAYNESVILLE, MN 56362
 320-243-3410
 8:00 PM DEC 6, 2011

ISD #741 PAYNESVILLE
 217 W MILL ST
 PAYNESVILLE MN 56362
 320-243-3410



Randy R. Schreifels
 STEARNS COUNTY AUDITOR-TREASURER
 ADMINISTRATION CENTER RM. 136
 P.O. BOX 728
 ST. CLOUD, MN 56302-0728
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Your Proposed Property Tax for 2012
County of Stearns
- This is not a Bill - Do Not Pay -

Important information is printed on the back of this form.

Parcel ID: 70.39169.0000

Legal description:

SubdivisionName MINNIE VILLA Lot 001 Block
 001 SubdivisionCd 70045Section 09 Township
 122 Range 032

Owner(s): SCHMITZ EDWARD G

EDWARD G SCHMITZ
 417 MINNIE ST
 PAYNESVILLE MN 56362

Your taxable market value for property tax payable in 2012 was sent to you in the spring of 2011. The period to discuss possible changes has passed and changes can no longer be made to your property valuation. It is included here for your information only.

	Taxes payable in 2011	Taxes payable in 2012
Taxable market value:	43,100.00	24,400.00
Property Classification:	Res Hstd	Res Hstd



County STEARNS COUNTY	\$ 138.40	\$ 134.57	
City or Township PAYNESVILLE CITY	90.09	100.68	
State General Tax	0.00	0.00	
School District ISD 0741 PAYNESVILLE	No Pending Referendum		
Voter Approved Levies	67.49	63.85	
Other Local Levies	29.93	22.89	
Special Taxing Districts	9.93	8.01	
Tax Increment Tax	0.00	0.00	

* Please see insert for detailed information

TOTAL excluding special assessments	\$ 335.84	\$ 330.00	-1.70%
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STEARNS COUNTY
 ADMINISTRATION CENTER
 705 COURTHOUSE SQUARE
 ST CLOUD, MN 56303
 320-656-3870
 6:00 PM NOV. 29, 2011

COUNTY OF STEARNS
 705 COURTHOUSE SQUARE ROOM 148
 SAINT CLOUD MN 56303
 320-656-3870

PAYNESVILLE CITY
 CITY COUNCIL CHAMBERS
 221 WASHBURNE AVENUE
 PAYNESVILLE, MN 56362
 320-243-3714
 6:30 PM DEC 14, 2011

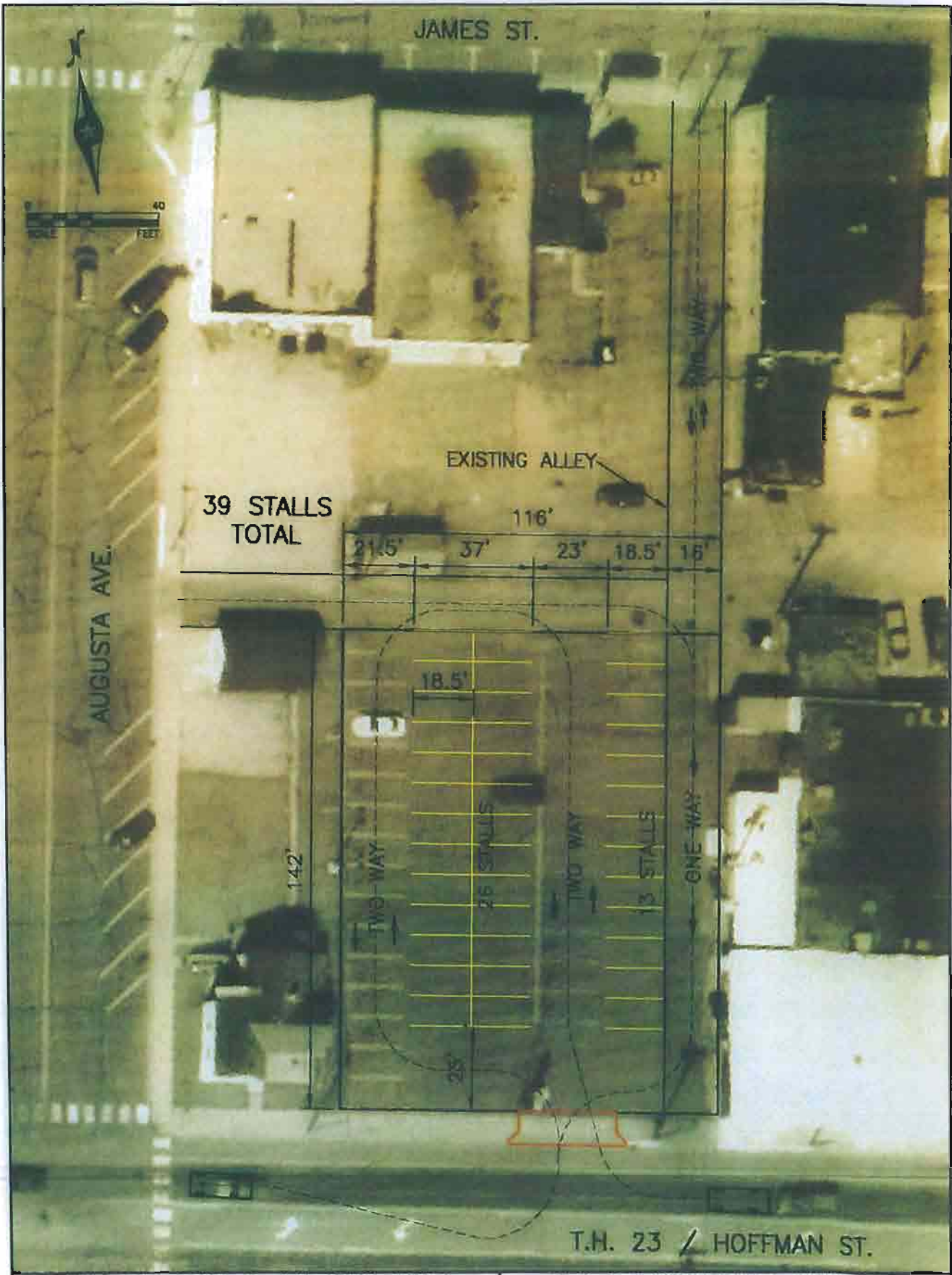
PAYNESVILLE CITY
 221 WASHBURNE AVE
 PAYNESVILLE MN 56362
 3202433714

ISD #0741 PAYNESVILLE
 795 WEST HIGHWAY 23

 PAYNESVILLE, MN 56362
 320-243-3410
 8:00 PM DEC 6, 2011

ISD #741 PAYNESVILLE
 217 W MILL ST
 PAYNESVILLE MN 56362
 320-243-3410

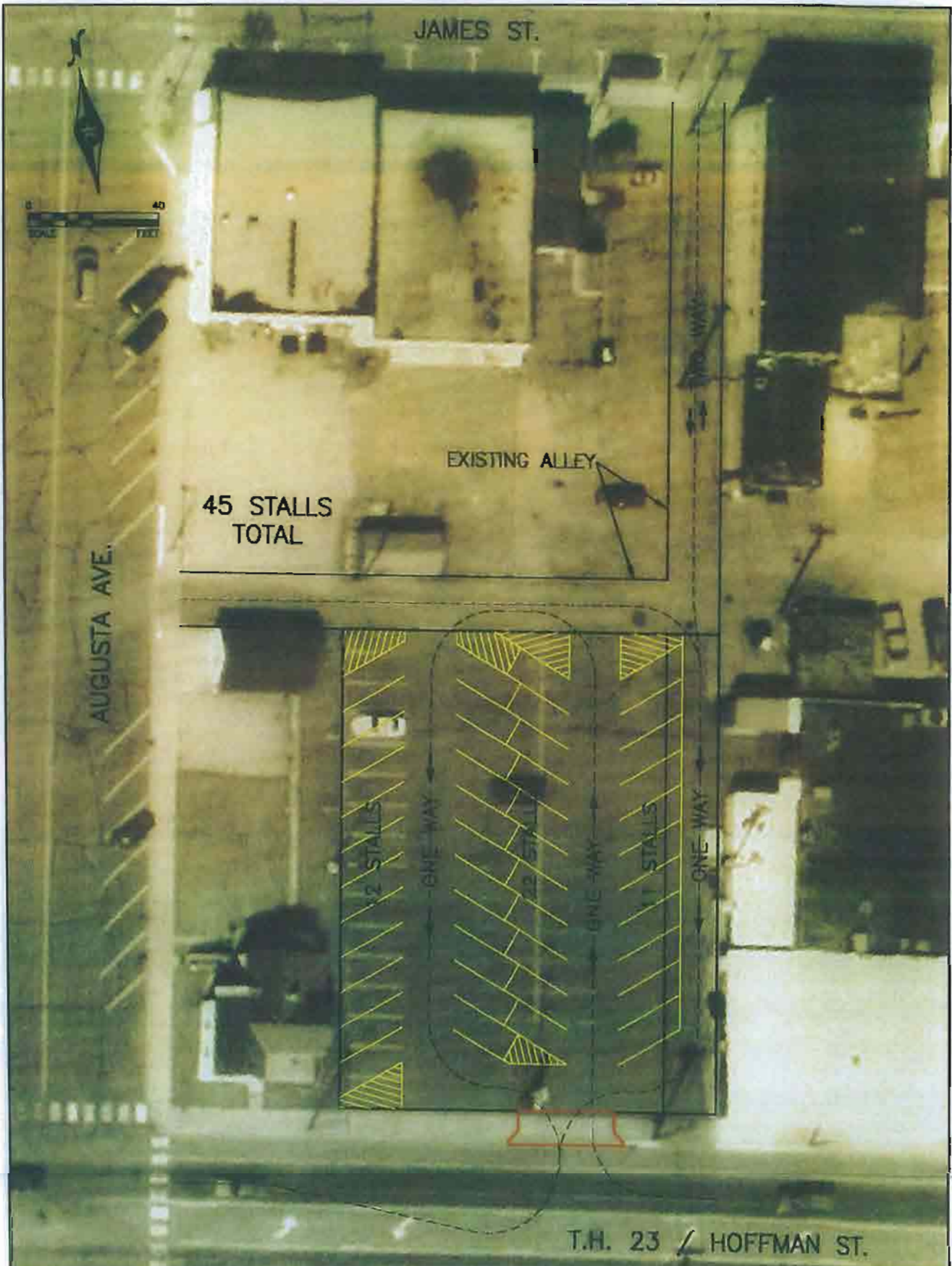
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BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 MANKATO, MN FARMONT, MN SLEEPY EYE, MN
 BURNSVILLE, MN WILLMAR, MN CHASKA, MN
 RAMSEY, MN MAPLEWOOD, MN BRainerd, MN AMES, IA

CITY OF PAYNESVILLE, MINNESOTA
DOWNTOWN PARKING LOT
PARKING LOT CONCEPT
 JANUARY, 2012

FIGURE NO. 3

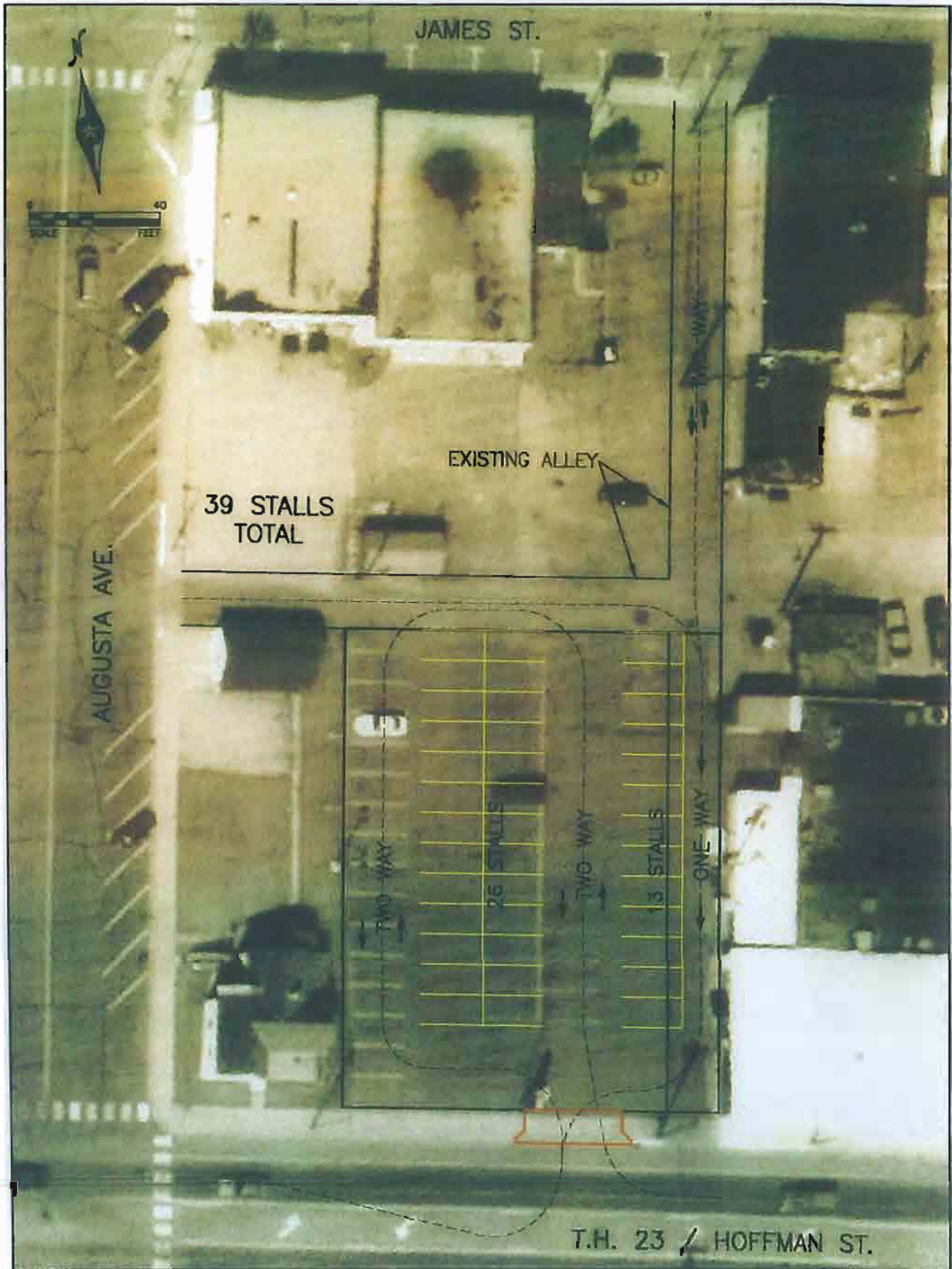


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CITY OF PAYNESVILLE, MINNESOTA
 DOWNTOWN PARKING LOT
 PARKING LOT CONCEPT
 JANUARY, 2012

FIGURE NO. 1

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 BURNSVILLE, MN WILLMAR, MN CHASKA, MN
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H:\pww\mn\1104442\CAD\Downtown Parking Lot.dwg ©Bolton & Menk, Inc. 2012, All Rights Reserved

CITY OF PAYNESVILLE, MINNESOTA
 DOWNTOWN PARKING LOT
 PARKING LOT CONCEPT
 JANUARY, 2012 FIGURE NO. 2

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REVOLVING LOAN STATUS REPORT

02/06/2012	BALANCE	PRINCIPAL	PAYMENT	LAST PMT. AMOUNT	DUE DATE
MIDWEST CYLINDER	\$ 216,301.97	1,258.27	01/11/12 1/12 PMT.	2,233.14	22ND
SKINZ PROTECTIVE GEAR #3	\$ 92,949.78	286.08	01/19/2012 1/12 PMT.	732.84	10TH
PAYNESVILLE TOTAL ENT. CENTER	\$ 262.73	202.03	01/17/2012 1/12 PMT.	205.17	1ST
* QUEEN BEE'S BAR & GRILL INC.	\$ 90,619.28	53.97	12/28/2011 11/11 PMT.	775.30	20TH
* BLOOM CORNER FLORAL	\$ 22,536.86	716.47	12/20/2011 10-12/11 PMTS.	943.62	1ST
SWYTER, DENNIS/CAROLYN	\$ -	122.90	01/30/2012 2/12 PMT.	110.00	1ST
SCHRUPP, DAVID/PAMELA	\$ 227.64	108.93	01/26/2011 1/12 PMT.	110.00	26TH
STONEBURNER, ROBERT	\$ 557.61	108.39	01/31/2012 2/12 PMT.	110.00	1ST
JACKLITCH, RANDY & ANN	\$ 1,094.74	104.55	01/13/2012 1/12 PMT.	110.00	1ST
SKINZ #4	\$ 105,505.09	329.28	01/19/2012 1/12 PMT.	637.96	14TH
KORONIS LANES #2	\$ 8,489.85	169.19	01/11/2012 1/12 PMT.	110.00	1ST
TOTAL	\$ 538,545.55				
* Joint Loans w/Township					
LATE PAYMENTS:					
BLOOM CORNER FLORAL		629.08	DUE 1/12 & 2/12		
QUEEN BEE'S		775.30	DUE 1/12		
TOTAL DELINQUENT	\$ 1,404.38				
CITY RLF BALANCE		\$528,905.43	01/27/2012 Unaudited		
CITY EDAP FUND		\$30,330.29	01/27/2012 Unaudited		

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