

**EDAP BOARD MEETING  
QUEEN BEE'S BAR & GRILL  
MAY 21, 2019  
7:00 A.M.  
AGENDA**

**\*\*\* Note location of meeting.\*\*\***

- I. CALL TO ORDER
- II. CONSENT AGENDA
  - A. Minutes (page 1)
- III. NEW BUSINESS
  - A. Exploratory Meeting – Tourism Campaign (page 5)
  - B. Tom Opatz – Senior Citizen Apartments - TIF
- IV. OLD BUSINESS
  - A. Economic Status Of Community – Update
  - B. Past Due Loans – Update
  - C. Housing Incentive (page 8)
    - Discuss Incentive Parameters
    - 10 incentives were approved
    - 5 incentives have been given out and closed on
    - 3 have been given the water & sewer credit on building permit – still needs tree and \$2,50.00 once CO has been given
    - 1 is in the building permit application stage to get the water & sewer credit – still needs tree and \$2,500.00 once the CO has been given
  - D. Downtown Redevelopment Plan - Update
- V. INFORMATIONAL
  - A. Revolving Loan Report (page 11)
- VI. ADJOURN

**\*\*\* Please call or email Renee at 320-243-3714 ext. 227 or at [renee@paynesvillemn.com](mailto:renee@paynesvillemn.com) if you are not able to attend the meeting.\*\*\***

**Members: Mark Dingmann, Don Wiese, Bruce Stang, Chris Stanley, Wayne Nelson, Shawn Reinke, and Len Gilmore. 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 BOARD/COUNCIL ACTION**

**BOARDCOUNCIL NAME: EDAP Board**

Board/Council Meeting Date: May 21, 2019

Agenda Section: Consent Agenda

Originating Department: Administration

Item Number: II - A

**ITEM DESCRIPTION: Minutes**

Prepared by: Staff

**COMMENTS:**

Please review the minutes from the February 19, 2019 EDAP Board Meeting and March 19, 2019 Special Joint EDAP Board and City Council meetings.

**ADMINISTRATOR COMMENTS:**

**BOARD/COUNCIL ACTION:**

Motion to approve the minutes from the February 19, 2019 EDAP Board Meeting and March 19, 2019 Special Joint EDAP Board and City Council meetings.

**MINUTES  
EDAP BOARD MEETING**

**FEBRUARY 19, 2019**

The meeting was called to order at 7:00 a.m. Members present were Mark Dingmann, Chris Stanley, Bruce Stang, Shawn Reinke, Len Gilmore, and Renee Eckerly, City Administrator. Don Wiese and Wayne Nelson were absent.

Members introduced themselves and contact information sheets were distributed.

**Motion was made by Stanley to approve the minutes from the September 5, 2018 and August 21, 2018 EDAP Board meetings. Seconded by Gilmore and unanimously carried.**

**ELECTION OF OFFICERS**

**Motion was made by Dingmann to elect Stanley as Chairperson, Nelson as Vice Chair, and Eckerly as Secretary. Seconded by Nelson and unanimously carried.**

**MEETING SCHEDULE**

**Motion was made by Stanley to set the EDAP Board meetings for 7:00 a.m. on the third Tuesday of each month and to rotate restaurants. Seconded by Reinke and unanimously carried.**

**APPOINTMENT OF EDAP FINANCE SUB-COMMITTEE MEMBERS**

**Motion was made by Gilmore to appoint Chris Stanley, Bruce Stang, Len Gilmore and Chelsey Mueller, Shawn Reinke (alternate) to the EDAP Finance Sub-Committee. Seconded by Dingmann and unanimously carried.**

**DOWNTOWN REVITALIZATION & REDEVELOPMENT**

Eckerly explained the senior living proposal from Craig Hanson. Rent would be \$2,400.00 a month and in direct competition with CentraCare. It would take about \$1.5 million to purchase homes and do the project near the hospital. There is a need to find places for businesses and renters.

**INFORMATIONAL**

The Revolving Loan Report and past due loans were reviewed.

There is a Special Joint EDAP & City Council meeting on March 19, 2019 with a tour of downtown at 5:30 p.m. and a meeting to follow at 7:00 p.m.

There being no further business the meeting was adjourned at 8:04 a.m.

**MINUTES**  
**SPECIAL JOINT EDAP BOARD & CITY COUNCIL – WORKING SESSION**  
**DOWNTOWN REVITALIZATION & REDEVELOPMENT**

**MARCH 19, 2019**

At 5:30 p.m. the attendees went on a tour of downtown.

The meeting was called to order at 7:00 p.m. Council members present were Alicia LaBeau, Len Gilmore, and Shawn Reinke. Jeff Thompson and Neil Herzberg were absent. EDAP Board members present were Bruce Stang, Chris Stanley, and Wayne Nelson. Others present were Renee Eckerly, City Administrator; Ron Mergen, Public Works Director; Chuck DeWolf, Bolton & Menk, Inc.; Jana Kansier, Bolton & Menk, Inc., and Kristin Leither, Social Media Specialist.

**DOWNTOWN REVITALIZATION & REDEVELOPMENT**

Kansier introduced herself and gave a brief background of developments she has been involved in.

Timeline:

- 1½ days of interviews – businesses and such to understand the dynamics
- Wrap up in June – July 2019

Discussion on:

- Community Foundation – downtown revitalization
- Key businesses
- More jobs than people
- Daytime population
- Key properties and owners
- Property – important to change catalyst of downtown and understand the economics of that area

First Phase:

- Sort out what the next step is between now and this summer

Vision For Downtown:

- Discussed the trade area for downtown, drug store, book store, Queen Bee's = products
- Mostly service

Demographics Of City:

- Elderly – shop locally; can't purchase certain items without Alco and Shopko
- Activating public spaces have become a replacement for retail space
- Library is under sized and would be on the public space list
- Area Center location is on the other end of town
- 2 lumber yards, 2 hardware stores, 1 greenhouse
- Hospital is very important to assist with expansion

- Affordable housing needed
  - Sand Companies
  - Stearns County HRA
- Industrial Park needs more space
- Vacant buildings need to be registered and ordinance adopted
- Runnings or Fleet are going into places where Wal-Mart has vacated
- Sporting-goods stores are needed
- Housing to rejuvenate
- Funding to remove blighted properties
- Carver County – has private veteran housing with a library
  - What would the community need to offer to bring a veteran's home here?
    - Small Cities Grant
    - TIF
    - Mental health facility
    - Rehab plaza funding
    - Housing assistance
- Grand Rapids – YMCA, senior center with a small clinic

There being no further business, the meeting was adjourned at 8:30 p.m.

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Renee Eckerly, City Administrator

## Jennifer Welling

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**From:** Renee Eckerly  
**Sent:** Tuesday, May 14, 2019 12:29 PM  
**To:** Jennifer Welling  
**Subject:** FW: Exploratory Meeting to Discuss Collaborative Tourism Campaign  
**Attachments:** Erik Osberg bio.docx

**Importance:** High

Please put on EDAP agenda

Renee Eckerly  
City Administrator – Economic Development Director  
221 Washburne Avenue  
Paynesville MN 56362  
(320) 243-3714 ext. 227

**From:** Traci Ryan [mailto:traciryan8888@gmail.com]  
**Sent:** Thursday, May 09, 2019 3:45 PM  
**To:** bmurphy@coldspring.govoffice.com; Renee Eckerly <Renee@paynesvillemn.com>; office@paynesvillechamber.org; info@coldspringmn.com; Tesa Tomaschett <ttomaschett@ci.richmond.mn.us>; plantfood@meltel.net; tara.kohl@cedausa.com  
**Cc:** 'Erik Osberg' <erikosberg@hotmail.com>; Nicole Lalum <nicole.lalum@state.mn.us>; Dale Maus <mausdale@gmail.com>; Mayor Jim Hemmesch <jhemmesch@ci.richmond.mn.us>; Mike - EDA Chair <mike@hemcoin.com>; Sheldon Lang <salang@midconetwork.com>  
**Subject:** Exploratory Meeting to Discuss Collaborative Tourism Campaign

At a recent meeting of the Richmond EDA, the EDA agreed that they would be interested in scheduling an exploratory meeting to see if the cities of Richmond, Paynesville and Cold Spring would be interested in pursuing a collaborative tourism marketing campaign. I have spoken briefly to the City Clerks/Administrators of each community and all indicated in interest in engaging in this discussion.

While we need to discuss how this may best work for all participants, the initial concept is simple – to develop a unified marketing campaign to attract people to this incredible lakes area that you all have in common along with your Highway 23 connection. A fresh professional marketing effort would no doubt be expensive, but to have all three communities participate may make it possible. A collaboration would not only help the marketing costs be more affordable, but it may also help to be more competitive when seeking to leverage outside funding.

I have had the good fortune of working with folks in Otter Tail County where tourism is supported through the Ottertail Lakes Country Association. Their marketing campaign utilizes 'branding' through the use of the "Find Your Inner Otter" campaign - i would encourage you to check out their website <https://ottertailakescountry.com/>. The campaign has won awards and received national attention. Erik Osberg has been involved with the Otter Tail County will join us (see attached bio) and comes to the marketing side of this not only from the perspective of building tourism in the County but for working to help get folks who vacation in the area to live work and play in the County. We have also invited Nicole Lalum (not confirmed yet) who is the Central Rep for the Minnesota Tourism – Explore Minnesota Office to share her experience.

You, and anyone else from your City/EDA/Chamber of Commerce with a strong interest in marketing the area, are invited to the exploratory meeting on Monday, May 20<sup>th</sup> at 6:00 p.m. at the Richmond Bowling Lanes, 72 Main Street. |

am just waiting for our presenters to confirm the agenda before I send it out. Please confirm with me how many will be attending from your organization by Friday, May 17<sup>th</sup>.

On behalf of the Richmond Economic Development Authority, we very much look forward to this discussion and seeing you on the 20<sup>th</sup>!

**Traci M. Ryan**  
**Ryan Development Consulting LLC**  
46918 Earle Brown Drive  
Garrison, MN 56450  
320-248-2739



## **Otter Tail County Hires Rural Rebound Initiative Coordinator**

FERGUS FALLS, MN— Otter Tail County has announced the selection of Erik Osberg as their new Rural Rebound Initiative Coordinator. According to Nick Leonard, Director of Tourism and Economic Development, “Erik was selected from a talented pool of professionals from across the state.” The position is funded in part by grants from the West Central Initiative, Blandin Foundation, Otto Bremer Foundation, Frank W. Veden Charitable Trust, Fergus Falls EIC and various private sector supporters. The primary goal will be to develop and implement short and long term

strategies that assist in attracting, developing, retaining and expanding workforce in Otter Tail County.

“We are very pleased to have Erik on board,” reported Leonard. “Erik is a creative problem solver, with a very strong marketing background. We are excited to work with Erik in our continuing effort to make Otter Tail County a great place to live and work. We have been impressed by his work, and look forward to seeing what he can do to help us share our story with folks who are looking for a change of pace.”

Mr. Osberg is a resident of Wadena, MN. For the past five years, he has run a marketing company that specializes in creating digital media content. Most recently, he produced an outdoor based TV show. One of the episodes was dedicated to the vast recreational opportunities in Otter Tail County. “I’m very pleased to advocate for such a great part of Minnesota,” said Erik. “This area has so much to offer. The quality of life, culture and sense of community make this a very attractive place to live and work.” Erik, a graduate of Hamline University, has a background in finance, sales and marketing. He also has directed and served on numerous regional nonprofit boards and committees.

The Rural Rebound Initiative Coordinator is a new position at Otter Tail County. Planning for this role began over a year ago. Osberg will work closely with workforce stakeholders, including education systems and institutions, businesses, non-profit organizations, workforce partners and others who play a role in workforce initiatives. The first item on his “to-do” list is to research the current workforce environment in Otter Tail County. “We want to become regional experts when it comes to employment issues,” said Osberg. “Research suggests there is a migration of talented workers who are looking to relocate from urban settings to rural areas for various reasons. It appears that migration is happening organically. We want to position Otter Tail County as top-of-mind amongst these folks so we can capitalize on the rural rebound opportunity.”

Another goal is to energize youth in the area and offer perspective on the opportunities that exist in their own back yard. “Education is important. In order for Otter Tail County to thrive in the future, we need to be creative and shine a light on careers that exist here. We need to place a value on work. Having a job isn’t just about the money we make; it’s about the life we live. We need to celebrate the lifestyle Otter Tail County can offer, and make sure we are doing our best to share this hidden gem with the world.”





## Housing Incentive Program

### Interested in building a new home?

The City of Paynesville is offering a Housing Incentive Program. Purchase any privately owned or city owned lot within the city limits and receive these exciting incentives. List of available lots on back.

#### Incentives

- **\$2,500 DEFERRED LOAN.** For any single family dwelling owned and occupied by the applicant. Check will be given when dwelling is certified for occupancy. Requires ownership be retained for 6 years without having to pay all or any portion of the loan back to the City of Paynesville.
- **Free Water Hookup (savings of \$800)** does not include the meter. This is applied on the building permit.
- **Free Sewer Hookup (savings of \$1,000).** This is applied on the building permit.
- **One Free Boulevard Tree (savings of \$250).** Tree Voucher will be given to the owner with the \$2,500.00 check to be claimed at Wimmer Landscaping & Garden Center, 185 State Hwy 55, Paynesville.

For more information on this program contact:  
Renee Eckerly, City Administrator/Economic Development Director  
(320) 243-3714 ext. 227 or [renee@paynesvillemn.com](mailto:renee@paynesvillemn.com)  
Website: [www.paynesvillemn.com](http://www.paynesvillemn.com)

Some of the available Residential lots are listed on the back side

# Available Residential Lots

Land Owner: City of Paynesville  
Contact: Renee Eckerly, City Admin/Econ. Dev. (320) 243-3714 ext. 227  
Number of Lots: 14  
Location of Lots: Kira Court lots 1 – 9 Heatherwood Plat 3  
Kira Lane lot 5, 16, 19 – 21 Heatherwood Plat 3

Land Owner: Doug Ackerman Construction  
Contact: Doug Ackerman (320) 980-4493  
Number of Lots: 3  
Location of Lots: Kira Lane lots 1 – 3 Heatherwood Plat 3

Land Owner: Ampe Properties  
Contact: Michael Meagher, Michael Meagher Realty (320) 276-8211  
Number of Lots: 18  
Location of Lots: South Street lots 1 – 3, 8 – 9 (Block 1), 1 – 3 (Block 2), 1 – 6 (Block 3)  
Ampe Morningside Plat Five  
Maywood Avenue lots 1 – 3 (Block 2) Ampe Morningside Plat Four

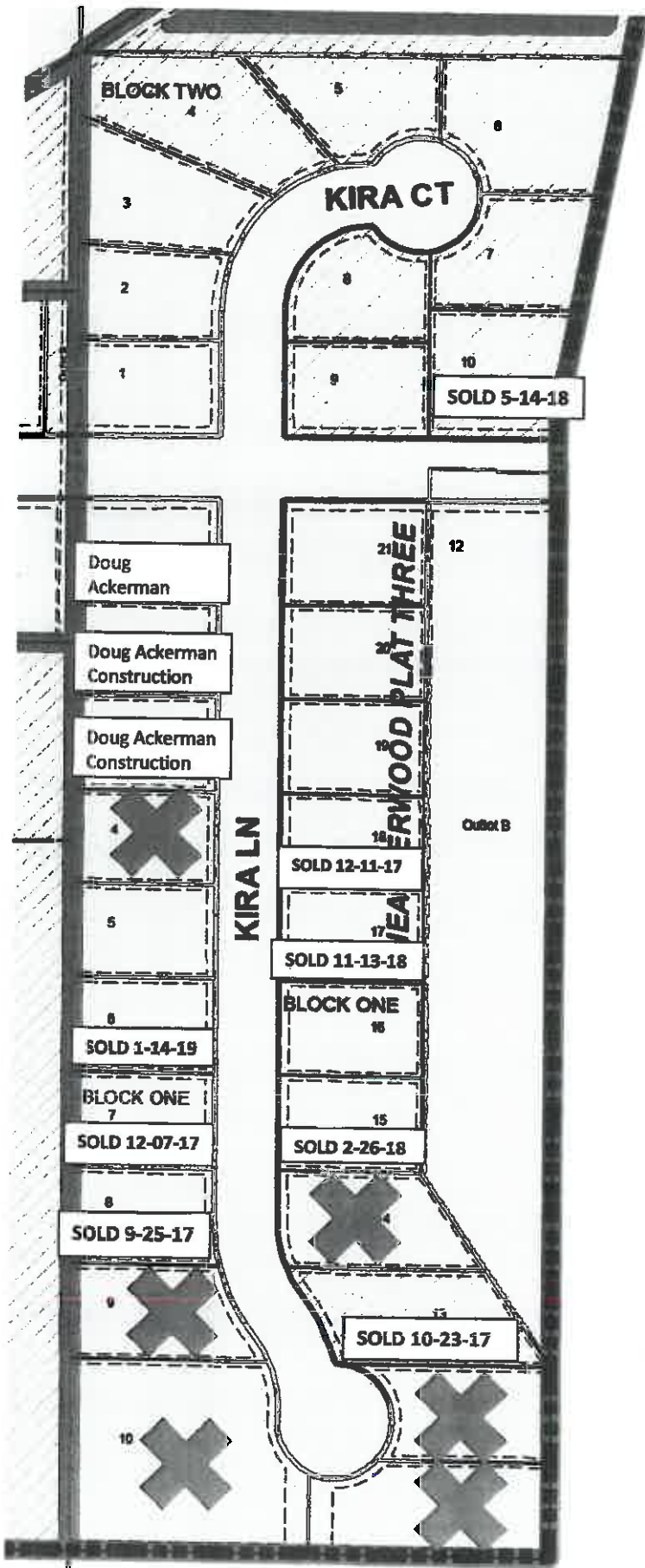
Land Owner: Marilyn Ampe Schestak  
Contact: Pat Flanders, Flanders Realty (320) 243-8484  
Number of Lots: 4  
Location of Lots: South Street lots 4 – 7 (Block 1) Ampe Morningside Plat Five

Land Owner: Todd Lokken  
Contact: Todd Lokken (320) 493-1494  
Number of Lots: 4  
Location of Lots: North Grande Street lots 4– 7 Wilglo Acres Addition

Land Owner: Lakeland Villa Partnership LLC  
Contact: Andy Meagher, Michael Meagher Realty (320) 276-8211  
Number of Lots: 12 (twin home lots)  
Location of Lots: Meadowview Court lots 5 – 6, 9 - 16 Lake Land Villa

Land Owner: Ardys Zimmerman  
Contact: Dennis Zimmerman (320) 260-3342  
Number of Lots: 1  
Location of Lots: Maywood Avenue, lot 8, Block 2 Ampe Morningside Plat Four

Heatherwood Plat 3



## REVOLVING LOAN STATUS REPORT

**Date of Update:** 5/15/2019

<b>Business Name</b>	<b>Outstanding Balance</b>	<b>Date of last Payment</b>	<b>Amount of Last Payment</b>	<b>Current/Next Due Date</b>
Blomgren, Karl	\$ 409.94	5/13/2019	\$ 60.03	7/2/2019
C & S Towing Inc	\$ 69,103.43	5/1/2019	\$ 455.76	6/1/2019
Eats & Treats	\$ 9,372.48	4/26/2019	\$ 360.00	4/3/2019
William Fuchs	\$ 6,692.07	5/6/2019	\$ 98.89	7/13/2019
Koronis Lanes Refinance	\$ 26,958.85	3/4/2019	\$ 628.55	10/1/2019
Koronis Living LLC	\$ 12,609.52	4/16/2019	\$ 300.00	5/13/2019
Lamb Labor Services #3	\$ 4,674.94	4/26/2019	\$ 161.72	6/1/2019
Queen Bee's Bar & Grill	\$ 67,210.38	5/1/2019	\$ 608.86	6/20/2019
Safe Basements Inc.	\$ 215,586.23	4/26/2019	\$ 2,590.96	6/1/2019
Savage Land Partnership	\$ 261,904.04	4/24/2019	\$ 1,957.36	7/3/2019
Todd & Lauri Lokken	\$ 34,407.15	4/18/2019	\$ 235.85	5/17/2019
Joint Loans w/Township				
Joint Loans w/State				
<b>TOTAL OUTSTANDING BALANCE</b>	<b>\$ 708,929.03</b>			
<b>LATE PAYMENTS:</b>				
Eats & Treats	\$ 177.90	Due: 4/3/19		
Eats & Treats	\$ 177.90	Due: 5/3/19		
Koronis Living	\$ 284.63	Due: 5/13/19		
<b>TOTAL DELINQUENT</b>	<b>\$ 177.90</b>			
<b>CITY REVOLVING LOAN BALANCE (available)</b>		<b>\$ 335,500.37</b>	<b>3/31/2019</b>	<i>(unaudited)</i>
<b>CITY EDAP BALANCE</b>		<b>\$ 369,649.16</b>	<b>3/31/2019</b>	<i>(unaudited)</i>
<b>TOWNSHIP LOAN BALANCE (available)</b>		???		