

MINUTES SPECIAL EDAP BOARD MEETING

MARCH 7, 2017

Jean Soine called the meeting to order at 7:00 a.m. Members present were Bruce Stang, Len Gilmore, Chris Stanley, Wayne Nelson, and Don Wiese. Renee Eckerly, City Administrator and Don Pietsch were absent. Jennifer Welling, Administrative/Zoning Specialist; and Pat Flanders were also present.

There were no minutes presented for approval.

AIS HARVESTER

Excerpt of minutes from the October 25, 2016 EDAP Board meeting:

Mayor Thompson requested that the EDAP Board discuss the option of funding a harvester for the Koronis Lake Association through revolving loan funds. The Board discussed that the lake is an economic contributor, but the harvester does not meet the goals for revolving loan fund money. Gifting money is a bad door to open with no criteria. The Board would be open to borrowing the money to a company to purchase the harvester as part of their business, possibly at a reduced interest rate.

Pat Flanders was in attendance to request funding for an AIS harvester in the amount of \$69,000.00 of which \$33,000.00 has been raised through private donations. The Lake has a direct economic impact on the City; at one time it was calculated at 7 million dollars a year. The City can't just do nothing. The harvester is a management tool to slow the growth. The equipment would be managed/owned by the Koronis Lake Association and run by a person hired by Mr. Gilmore. Flanders is in charge of fundraising for this.

There was a lengthy discussion that included the following:

- Type of harvester – manufacture
- What one would get for \$69,000.00
- Other equipment necessary
- Can other lakes use this harvester; no, there is too much volume
- Takes 10-12 hours to clean a harvester
- DNR must approve the harvester and its location to harvest
- Charging back a fee to the residents that own lake frontage
- This money would be a part of the matching funds needed for the grant
- Life expectancy of a harvester
- This is a puller harvester and not a cutter harvester
- Donation versus a zero interest loan
- Will this harvester do the job needed
- Have a custom built harvester
- KLA pays for the person to run the machine
- Harvest material is dumped on a turkey farm field

It was suggested that more research be conducted on the machine, but funds are available.

DOWNTOWN REHAB

Pat Flanders was in attendance to present a downtown rehab proposal that included the following discussion points:

- A small group of community members have been meeting
- Presbyterian Homes – Senior Housing
- City has old commercial and highway commercial
- Goal is to bring residents back downtown
- Tear down the block from the former corner drug building to the Stoneburner Law Office
- 2-3 stories in height with offices and commercial on the main level
- Go through a 4 stage process
- Requesting \$15,500.00 of which \$5,000.00 will be available through an Ag Star grant
- \$10,500.00 would be used to hire 4 individuals to conduct phases I and II
- Number one goal is to redevelop downtown
- There is a need to know what EDAP would get for the \$10,500.00

(Stanley and Wiese left at 8:00 a.m.) Flanders went to get the proposal from his office.

Welling stated that once the City participates in the project; it now becomes public knowledge and two bids may be required by Council.

Flanders presented the Essential Decisions, Inc. (EDI) Senior Housing Consulting Proposal in the amount of \$10,500.00 for senior housing and services master planning charrette.

Motion was made by Gilmore to approve the \$10,500.00 out of the EDAP Fund, to continue to explore the option of downtown redevelopment through EDI, and recommend such to the City Council. Seconded by Nelson and unanimously carried.

ECONOMIC STATUS OF COMMUNITY

Welling noted that Kwik Trip's Conditional Use Public Hearing was held and the Planning Commission is recommending approval to the City Council. Stearns County is currently reviewing the proposed final plat for Airport View. It was mentioned that a Mexican restaurant may open in the former Jimmy's Pizza location.

PAST DUE LOANS - UPDATE

Welling reported that a letter had been sent to Sweet Nook.

CRAIG ELFERING

Stanley stated that he is working with Mr. Elfering.

HOUSING INCENTIVE PROGRAM

Welling reported that the City Council has approved the proposed housing incentive program.

INFORMATIONAL

The Revolving Loan Report was reviewed.

There being no further business the meeting was adjourned at 8:18 a.m.