

ECONOMIC DEVELOPMENT AUTHORITY  
MEETING MINUTES  
MARCH 13, 2007

The meeting was called to order at 7:00 a.m. by President Noack.

Members Present: President Noack, Feterl, Lundstrom, Rosenfeld, Sorenson, Councilmember Vrklan

Members Absent: Councilmember Borchert

Also Present: Director Krueger, Asst. Director Schultz

Motion by Rosenfeld, seconded by Sorenson, and passed by unanimous vote to approve the minutes from the February 13, 2007 meeting as corrected.

The Financial Report for February was reviewed.

Assistant Director Schultz commented that he and Director Krueger were going to be meeting with Choice Hotels Development and are still having conversations with a developer out of Madison, Wisconsin who has expressed interest in Arlington. Krueger commented on a phone call that he had received a week or so back from a third developer in Oshkosh, Wisconsin. He stated that this group specializes in the small town market and used to be affiliated with AmericInn, but are in the process of switching over to the Comfort/Select hotel line. He believes the idea of a hotel in Arlington is very close. Rosenfeld questioned if the property in the southwest corner (former Swenson property) had been annexed yet. Krueger commented that it had not been annexed yet, but this process would not take long according to his conversations with Attorney Arneson. He stated that Engineer Hawbaker is reviewing the potential site and putting his ideas together regarding infrastructure.

Schultz commented that he had recently met with Lisa Graupentine from the Southwest Minnesota Housing Partnership to discuss the idea of using SMHP as a resource for guidance with possible upcoming housing projects. She informed him that they would be happy to help out wherever needed and would not charge the City anything unless they had to draw up contracts, etc.

Schultz informed the EDA that the Planning & Zoning Board had approved Jeff Hennen's Preliminary Plat with conditions and passed it onto the Council for consideration. He believes that Mr. Hennen will be approaching the EDA about using TIF for his development, at least for the 28 lots designated as affordable housing. He stated that the EDA has the right to set its own conditions if it so chooses. Krueger expressed some concern that surrounding communities are doing the same program as Mr. Hennen (Building Better Neighborhoods) and trying to market 28 lots in Arlington may be difficult. He suggested bringing in Lisa Graupentine (SMHP) and Shannon Sweeney (David Drown Associates), both whom have expertise in this field to look more closely at this because there are many other options available to Mr. Hennen besides TIF. Considerable discussion was held on how TIF would affect what Mr. Hennen does with his proposed development (how many lots could be considered for affordable housing).

Motion by Vrklan, seconded by Rosenfeld, and passed by unanimous vote to bring in Shannon Sweeney and Lisa Graupentine as consultants if Jeff Hennen comes to the EDA for TIF for his proposed affordable housing development.

Schultz handed out a copy of an article from the Mankato Free Press that he read regarding housing subsidy ideas. He stated this was just for informational purposes and to show that there are other incentivizing options available.

Schultz and Krueger commented on a letter that had been received from Region 9 about promoting our communities and having a 90-second television spot on Channel 12. It was their recommendation to not participate as the cost was too high for what was being offered and it was not the area they wish to promote Arlington in (more inclined to draw attention from the metro area). It was the consensus of the EDA to not participate in the proposed program offered by Region 9.

Schultz reviewed the activity that has been taking place with regard to the City's web site. He stated that they really aren't doing extensive advertising, but the site is getting used steadily. Krueger added that this is a great marketing tool for the City. Schultz commented that at some point ideas are going to be needed to further promote the web site and get it out to the public. He added that they are hopeful to actually stream video (particularly the Council meetings) on the web site in the future as the City already has the cameras and equipment, but is 1 IP dedicated server away from doing this.

Noack thanked Schultz and Krueger for the work they have been doing. He commented that he likes where things are going, the meetings have been good and productive.

Noack questioned if Councilmember Borchert has been unable to attend meetings due to work. Director Krueger will talk with Mayor Kreft about this to see if he knows anything about this.

The next meeting was scheduled for Tuesday, April 10, 2007 at 7:00 a.m. at the Technology Conference Center.

Motion by Rosenfeld, seconded by Sorenson, and passed by unanimous vote to adjourn the meeting at 7:47 a.m.

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Director David L. Krueger

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President Mike Noack