



**ECONOMIC DEVELOPMENT AUTHORITY  
MEETING AGENDA  
TUESDAY, SEPTEMBER 23, 2014 @ 6:00 P.M.  
Council Chambers**

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes.
  - A. July 22, 2014
5. Approval of Financial Reports.
  - A. July 2014
  - B. August 2014
6. Old Business.
  - A. None
7. New Business.
  - A. Comprehensive Plan Economic Development Chapter Review
  - B. Proposed Historic Appreciation Standards for the Downtown
  - C. Use of RRR Loan Fund for Non-Profits
8. Board Announcements.
9. Adjourn

**MEETING MINUTES  
SEPTEMBER 23, 2014 @ 6:00 PM**

The meeting was called to order by Vice President Thomes at 6:00 pm.

Members Present: Bergersen, Kloeckl, Sorenson, Vice President Thomes, Councilmember Nuesse

Member Absent: President Lundstrom, Councilmember Ruehling

Also Present: Director Smith-Strack, Mayoral Candidate Bruce Anderson

Motion by Bergersen, seconded by Kloeckl, and passed by unanimous vote to approve the agenda as presented.

Motion by Nuesse, seconded by Sorenson, and passed by unanimous vote to approve the minutes from the July 22, 2014 meeting as presented.

The July and August Financial Reports were reviewed.

Motion by Bergersen, seconded by Nuesse, and passed by unanimous vote to approve the July and August Financial Reports as presented.

Chapter 10 (Economic Development) of the Comprehensive Plan was reviewed. Smith-Strack explained that the (2008) Comp Plan was being updated this year. She had updated the statistical information (using 2012 data) within the chapter and inquired if the goals, objectives and policies were still valid. It was the consensus they were, no changes were needed.

Smith-Strack explained that the Planning Committee, over the past few years, has had several discussions with regards to how to promote historic appreciation throughout the community, create awareness of the history of certain buildings and businesses, and prevent undesired changes (within the downtown). She stated that the Planning Committee had put together some design standards for the Central Business District, which she presented for review/discussion. Thomes expressed his opposition against the proposed language/ordinance (as it was not needed, it was legislating something that did not need to be, and would be too expensive for the property/business owner). Smith-Strack commented that the Planning Committee had a hard time putting the language/ordinance together and keeping a balance between property/business owner's rights and historic appreciation. It was suggested to the Planning Committee to focus more on new structures versus existing. Considerable discussion was held.

Smith-Strack stated that the City has on occasion received inquiries from non-profit groups about their use of the Restoration/Renewal/Rehabilitation (RRR) Loan Fund. She was seeking confirmation from the EDA members that non-profits could use the fund and also, whether or not stand-alone internal improvements are eligible projects. It was the consensus of those present that non-profits are entitled (encouraged) to utilize the funds and for internal improvements as long as they can show proof that they can pay back the funds.

Sorenson inquired where things were at with the Dollar General (DG) Store. Smith-Strack stated that the wetland delineation was turned down by the TEP Panel at the County; therefore their mitigation plan was also turned down. They (DG) are updating their delineation plan to see if it can get approved.

Thomes commented that he missed the meeting with Seneca Foods (about the road). However, he was informed that the parties involved are now 'talking'.

Motion by Nuesse, seconded by Kloeckl, and passed by unanimous vote to adjourn the meeting at 7:07 P.M.

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Vice President Dick Thomes

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Director Cynthia Smith-Strack