



**ECONOMIC DEVELOPMENT AUTHORITY  
MEETING AGENDA  
MONDAY, NOVEMBER 19, 2018 @ 5:30 P.M.  
Arlington Community Center - Council Chambers**

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes
  - A. October 10, 2018
5. Approval of Financial Reports
  - A. October 2018
6. New Business
  - A. Former Cemstone property (Matt Nelson – Chamber President)
  - B. Farm lease contract with Ken Jahr
  - C. Farm lease contract with Aaron Doehling
  - D. TSE Admin building listing
    - i. Randy Kubes - Kubes Reality
    - ii. Dana Dose – Wakota Commercial Advisors
    - iii. John Behnke - REMAX
  - E. Biz Link North
  - F. Discussion on housing / meeting with developers
    - i. November 19, 7:30 AM
    - ii. Suggestion by Dave Krueger to work with Southwest MN Housing Partnership
  - G. Update on Ninkasi Hops BDPI grant application
7. Old Business
  - A. Update on Marketing Hometown America / Choose Arlington next steps
    - i. Discussion on Arlington T-Shirts
8. Director and Board Comments
9. Adjourn

**A QUORUM OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING.  
NO OFFICIAL ACTION BY THE CITY COUNCIL SHALL OCCUR AT THIS MEETING**

**ECONOMIC DEVELOPMENT AUTHORITY  
MEETING MINUTES  
NOVEMBER 19, 2018 @ 5:30 P.M.**

The meeting was called to order by Vice President Dick Thomes at 5:30 p.m.

Members present: Vice President Richard Thomes, Larry Sorenson, Kurt Menk, Tim Kloeckl,  
Councilmember Michelle Battcher

Members Absent: President Dean Bergersen, Councilmember Tom Hatlestad

Also Present: Director Amy Newsom, Mayor Richard Nagel and Arlington Chamber President  
Matt Nelson.

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

Chamber President Matt Nelson was present to discuss the former Cemstone property on Main Street. He stated that some discussions had been held in conjunction with the Marketing Hometown America program about how to get people to stop in and visit Arlington. Arlington needs something to draw them in. In keeping with the historic baseball theme that Arlington has been known for, it was suggested to create some type of park (essentially city owned) and place some statues or something on the Cemstone property on Main Street. Nelson commented that he had been in contact with Tim Bekken, owner of the Cemstone property, City Adm. Melvin and Mayor Nagel. Cemstone was asking a sizable amount for the property, but would consider lowering it. Newsom informed Nelson that grant money could be available. The Chamber was willing to support (financially) the idea. Newsom commented that she wanted the EDA to hear about the idea and give some thought and/or comment about it. Currently the property is on the tax rolls as commercial property, but if the City acquires it for a park, it comes off the tax rolls.

Motion by Kloeckl, seconded by Menk, and passed by unanimous vote to approve the minutes from the October 15, 2018 meeting as presented.

Motion by Kloeckl, seconded by Sorenson, and passed by unanimous vote to approve the October 2018 Financial Report as presented.

Newsom stated that Ken Jahr had been leasing the property that Ninkasi was going on and the property north of the racetrack. The lease is due to expire at the end of the year. Jahr understands that he will only be able to bid on/lease the property north of the racetrack going forward.

Newsom stated that Aaron Doehling has an ongoing farm lease contract but the amount can change year to year (currently paying \$248/acre). She contacted Extension to see what the going rate was for farmland and was informed that it was \$224.44/acre. Newsom intends to reach out to Doehling to see if he is still interested in renting and how much he is willing to pay.

Newsom commented that she had obtained a few names of other realtors for listing the TSE Admin building with who target the metro area. She presented info from the various realtors. The listing prices and terms varied. Considerable discussion was held on setting a price and how to market it.

Motion by Kloeckl, seconded by Sorenson, and carried (Thomes abstained) to list the TSE Admin Building with Lindsay Thomes/True Real Estate at \$149,900 for three months at normal commission rates, with the understanding that City incentives are included in the listing agreement.

Motion by Battcher, seconded by Sorenson, and passed by unanimous vote to lower the selling price for the TSE Admin Building to \$160,000 with Fahey Realty for the last month of the contract.

Newsom commented that she has been working with the Small Business Development Center and were awarded a grant in the amount of \$39,000 from the USDA for succession planning. This will be a county-wide effort, but it started from the Arlington area, striving to keep the downtown businesses going once owners retire. A website will be getting created, whereby businesses will be matched up with buyers. The program will be launched February 8<sup>th</sup> with community leaders at the Sibley County Service Center. This will be a free service to the businesses.

Mayor Nagel and EDA Dir. Newsom provided an update on the meeting with developers. One of the biggest hurdles is the price to construct a home versus selling price, along with how long the home sits on the market. The developers want to construct quality homes. Newsom commented that there are some organizations, such as SW MN Housing Partnership, who help with development (provide grants), but charge a sizable amount for their services. Considerable discussion was held on what the EDA's roll should be in this process. Discussion was also held on possible projects such as an apartment complex on the Cemstone site on Main Street.

Newsom commented that the City was awarded the BDPI grant for the Ninkasi property. The purchase agreement still needs to be signed.

Newsom stated that the Marketing Hometown America groups had been busy. One group wanted to order t-shirts. Some proposed logos were reviewed.

Motion by Sorenson, seconded by Kloeckl, and passed by unanimous vote to adjourn the meeting at 6:25 pm.

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EDA Director Amy Newsom

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EDA Vice President Dick Thomes