

CITY OF COLUMBUS  
ECONOMIC DEVELOPMENT AUTHORITY MEETING  
March 13, 2013

The March 13, 2013 Economic Development Authority meeting for the City of Columbus was called to order at 6:09 p.m. by President Dave Povolny at the City Hall. Present were EDA Commissioners Tracie Wilson, Denny Peterson, Bill Krebs; and Jeff Duraine, Executive Director Elizabeth Mursko; Attorney Bill Griffith, Jr., and Assistant Secretary Emmy Robinson.

Also in attendance: Mary Ann Hoyt, Jesse Preiner,

Absent: Commissioner Messina.

**APPROVAL – MINUTES FEBRUARY 25, 2013 LEGISLATIVE ROUNDTABLE**

*Motion* by Peterson to approve the Minutes of the February 25, 2013 Legislative Roundtable meeting as written. Second by Krebs Motion carried.

**APPROVAL – MINUTES February 13, 2011**

*Motion* by Duraine to approve the Minutes of the February 13, 2011 EDA meeting as written. Second by Krebs. Motion carried.

**AGENDA APPROVAL**

*Motion* by Duraine to approve the Agenda presented. Second by Krebs. Motion carried.

**NEW BUSINESS**

**Discuss - Goal: Fiber to Commercial Districts & Discuss - Ratio: Fiber to Residential Properties**

The City Administrator explained that negotiations for the Franchise Agreement renewal are underway at this time. Council Member Duraine reviewed the proposed changes at the last meeting. A memo dated March 11, 2013 from the Deputy Clerk summarizing the proposed changes to the franchise agreement was included in the agenda packet. The City Administrator reviewed the memo at this time. A map depicting the current locations of cable service was displayed and reviewed at this time. It was noted that the density of 25 homes per mile and 150 foot maximum distance to a cable drop (the proposed negotiated changes) will not help further distribution of cable throughout Columbus. There was discussion regarding various options that could promote increased cable distribution and it was decided that the City Attorney will contact the Forest Lake Cable Commission's (FLCC) Attorney Brian Grogan to express the wishes of the EDA. The consensus of the EDA is to direct the City Attorney to relay the message to the FLCC Attorney that the EDA's desire is to provide cable service to the commercial areas to promote development (Lake Drive, Freeway District) and provide cable service to as many residents as possible in Columbus.

It was noted that each city has an individual contract, but negotiations are being made for all three cities by the FLCC's Attorney.

### Discuss — TIF 101 (Enclosure)

A copy of TIF and Abatement 101 was included in the agenda packet. The City Administrator reviewed the document at this time.

Some points made include:

- A project can be an Economic Development project or fund public improvements.
- Each business must prove that they need government assistance. (GAP Analysis)
- There is a cap of \$200,000 in any one year for Tax Abatement.
- Each project type has a maximum term.
- The escrow/fees for TIF or Tax Abatement process are outside the fee schedule.
- Data provided by a developer is public information.

Questions to the EDA:

- Will there be a formal application process? Yes.
- Will the applicant pay or will the city pay for the Gap analysis. The applicant.
- The typical escrow is \$10,000 or more from the applicant does the EDA approve? Yes.
- The method the city would follow is the pay-go method does the EDA approve? Yes.

The Attorney advised that care be taken with how TIF and Tax Abatements are granted. The process is public and the developers know that the data they provide is public.

There was a question regarding how TIF and Tax Abatement affect the levy. The City Administrator will investigate further and report the affect on the levy at the next meeting.

## **OPEN BUSINESS**

### Entrance Columbus Signs

This topic will be moved to the next meeting agenda.

### Business Retention and Expansion Program Update (Pages 1-11)

Copies of BR&E Summary reports from several communities were included in the agenda packet. The City Administrator and Planner met with Mike Darger, University of Minnesota and asked if an abbreviated program was available and they do not sponsor an abbreviated program. However, Mr. Darger offered an alternative and said he would participate with other tools they have available for the City to use.

There are 60 commercial based businesses and 49 home based businesses in Columbus.

The consensus of the EDA was not to proceed with the full BR&E program, and ask Mr. Darger to come in to explain the other tools available. It was noted that the money pledged by Connexus is still available for use by the city.

The City Administrator reviewed the priority projects listed from the other

BR&E City summaries. The Attorney added that following ColumBiz, staff reviewed the outcomes from the other cities and it was remarkable the number of the things the City is doing today that other communities came to with the survey.

Website Production Video

Any EDA commissioner who is ready with their presentation can call Tim at LATV. Commissioner Messina has already done his presentation. The City Administrator explained that the Commissioners make the decisions of script and locations they would like for their portion of the video. Snippets from these tapes will be used to create a final video which is intended for the EDA page on the City website.

2013 Goals (Page 12)

The 2013 Goals list for the EDA was included in the agenda packet with updated information regarding the status of each goal.

**COMMITTEE OPEN DISCUSSION**

No further discussion was held.

**EXECUTIVE DIRECTOR'S REPORT**

Treasurer's Report

|                              |                             |
|------------------------------|-----------------------------|
| 100 EDA General Fund Loan    | \$420,142.17                |
| 240 EDA Fund                 | \$21,546.19                 |
| 480 EDA Quad 35 Project Fund | \$3,096,224.00 (Land Value) |
| 481 EDA Quad 35 Bond Fund    | \$131,371.64                |
| 482 EDA Quad 35 RESERVE Fund | \$419,344.00                |

Set Next Meeting Date: Next regularly scheduled meeting April 10, 2013 6:00 p.m.

**ADJOURNMENT**

*Motion* by Duraine to adjourn. Second by Krebs.

Meeting adjourned at 7:13 p.m.

Respectfully Submitted:

Emilia S. Robinson  
Assistant Secretary EDA