

CITY OF COLUMBUS  
ECONOMIC DEVELOPMENT AUTHORITY MEETING  
JUNE 10, 2015

The June 10, 2015 Economic Development Authority meeting for the City of Columbus was called to order at 6:03 p.m. by President Dave Povolny at the City Hall. Present were EDA Commissioners, Tracie Wilson, Denny Peterson, Mark Daly, Jeff Duraine, and Bill Krebs, Executive Director Elizabeth Mursko, Attorney Bill Griffith, and Assistant Secretary Lorie Lemieux.

Also in attendance: Planning Commission members, Jesse Preiner, Pam Wolowski, Jim Watson, and Jody Krebs; Pat Preiner, Mary Preiner. Margaret Vesel – Legislator lobbyist, Jim McCombs - McComb Group, LTD, Larry Bohrer, Dennis Postler.

Absent: Garth Sternberg

**1. Call To Order - Regular Meeting – 6:03 P.M**

**2. APPROVAL – MINUTES May 13, 2015 EDA minutes**

*Motion* by Krebs to approve the Minutes of the May 13, 2015 EDA meeting as written. Second by Peterson. Motion carried.

**3. AGENDA APPROVAL**

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

**4. NEW BUSINESS**

No new business presented

**5. OPEN BUSINESS**

Update – 2015 Legislative session - Margaret Vesel

Ms. Vesel, a registered lobbyist, whom represented the City of Columbus in regards to the transportation bonding bill, gave a brief overview of the session and what will be involved for the next session. Vesel stated that the regular session concluded May 18, but a special session will be held to discuss three omnibus bills: E12 bill (funding education), Environment/Ag and Jobs/Energy bill. Also included in this special session will be Legacy bill and Bonding bill. The Bonding bill will be approximately \$375 million dollars. There is not a lot of money for transportation and roads but there are emergency projects that will be considered, although at this time, the Columbus project does not fit the criteria of an emergency. Vesel stated that both Representative Hackbarth and Senator Benson are both committed to make this (Columbus bridge project) their #1 priority for the next session, which will start March 8, 2016, and feels that the Columbus project is on the higher end of the priority list.

Planning Commissioner Krebs inquired to Vesel as to what is next for the City of Columbus. Vesel replied that the City had the opportunity to present and voice their bill in front of both the transportation and policy committee in the House and Senate and they continue working with our local government and the County. The County has four projects/priorities; however

Columbus will keep communicating the importance and necessity of the bridge project. In addition, the City of Columbus will be included in the transportation bonding tour in whereas the members of the legislature will be visiting certain sites that have requested funding for their transportation project and will create a priority list from those sites. Vesel stated that she will be involved with arranging our visit and commented that the transportation bonding bill will be a big part of the next session.

#### Update – Retail Marketing Study - Jim McCombs

A summary of the updated Columbus Freeway Retail District Retail Development Potential was presented by Mr. McCombs. McCombs LTD prepared a similar report in 2009. The object of this current study was to determine if the present zoning is appropriate for the current market conditions. One of the key things retailers look at is traffic count and there is a sizable traffic count coming through the freeway district. McCombs recommends conducting a traffic count on the west side of Lake Drive in the vicinity of the Holiday Gas station and Running Aces. The four parcels represent 215 acres; however, the locations immediately adjacent to interchange have the highest potential for convenience retail or neighborhood shopping stores. The northwest and southwest corners having high visibility contain approximately 28 acres. Holiday Station occupies approximately 2 acres leaving 26 potential acres for development, supporting 260,000 square feet of retail space. Destination retail developers look for high visibility from the freeway. The parcels in the Northeast and Southeast quadrants have approximately 90 acres but with current facilities (recreation al sales and etc) there remains a potential of 65 acres available for development. These areas are most attractive retail parcels in the Freeway Retail District due to location, visibility access, and traffic counts.

Currently parcels suitable for convenience and/or other retail uses total about 37 acres, which 2 acres are developed, allowing approximately 350,000 square feet of retail development. Parcels appropriate for destination retail total about 70 acres, whereas 20 acres are currently developed, leaving 50 acres available.

In summary, McComb's stated that the road system works for retail area, however, the new interchange will only enhance the retail potential. McComb's recommends that the city re-examine and re-evaluate permitted land uses and locations in the interchange area as he found an overlap between CR & CS categories noting more flexibility in the zoning could be helpful in encouraging land transactions. Additionally he suggested preparing a marketing brochure to market the community to retailers and develop a marketing plan with a strategy emphasizing on drive times.

## **6. COMMISSION OPEN DISCUSSION**

Duraine inquired if the city has a marketing packet to send out to potential businesses.

Mursko stated presently the City does not have a marketing brochure but it was a suggestion from the marketing study and she recommends that the city consider this. Mursko was asked to get information from the City of Cambridge to see how and what they implemented to promote business to their city a few years ago.

**7. EXECUTIVE DIRECTOR'S REPORT**

**2016 EDA Budget Resolution (Pages 1-2)**

This Resolution is a HRA Levy requesting to allow the maximum levy amount to produce revenue for the Quad 35 land. The request is for approximately \$86,000.00.

**Motion by Wilson to adopt EDA RESOLUTION 15-02. A Resolution Authorizing the Levy of a Special Benefit Levy Pursuant to Minnesota Statutes, Section 469.033, Subdivision 6 and Approval of a Budget for Fiscal Year 2016 Second by Krebs. Vote as follows: Wilson- aye, Peterson – aye, Daly – aye, Duraine aye, Krebs – aye, Povolny – aye. Motion carries**

**BR&E Brochure.** Mursko handed out the BR&E brochure which is a report from the BR&E program. This brochure will be mailed out to the sponsors and participants of the program as well as available on the website.

Set Next Meeting Date: September 9, 2015

Treasurer's Report

100 EDA General Fund Loan	\$(1,007,415.68)
240 EDA Fund	\$XX
480 EDA Quad 35 Project Fund	\$2,919,207.71 (Land Value)
481 EDA Quad 35 Bond Fund	\$00.00

**8. ADJOURNMENT**

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

Meeting adjourned at 7:18 p.m.

Respectfully Submitted:

Lorie Lemieux  
Recording Secretary