

CITY OF COLUMBUS
ECONOMIC DEVELOPMENT AUTHORITY MEETING
September 10, 2014

The September 10, 2014 Economic Development Authority meeting for the City of Columbus was called to order at 6:10 p.m. by President Dave Povolny at the City Hall. Present were EDA Commissioners Tracie Wilson, Denny Peterson, Jessie Messina, Bill Krebs, and Jeff Duraine; Executive Director Elizabeth Mursko; Attorney Bill Griffith, Jr., and Recording Secretary Karen Boland.

Absent: None.

Also in attendance: Pat Preiner, Mary Preiner, Jody Krebs, and Jesse Preiner.

APPROVAL – MINUTES: JULY 9, 2014 EDA MINUTES

Motion by Peterson to approve the minutes of the July 9, 2014 EDA meeting as written. Second by Krebs. Motion carried.

AGENDA APPROVAL

Motion by Peterson to approve the Agenda presented. Second by Wilson. Motion carried.

NEW BUSINESS

Discussion – EDA Budget - Operations (Enclosure)

The Executive Director presented the Treasurer’s Report before looking at the budget.

Treasurer’s Report

100 EDA General Fund Loan	\$943,299.29
240 EDA Fund	\$3,944.70
480 EDA Quad 35 Project Fund	\$3,096,224.00 (Land Value)
481 EDA Quad 35 Bond Fund	\$209,250.00
482 EDA Quad 35 RESERVE Fund	\$419,344.00

In December, half the levy will be coming into the EDA Fund. In 2013 the levy was \$18,000, so, the December revenue will be \$9000. The amount currently in the EDA Fund will cover cash flow until December.

Discussion & Motion – EDA-HRA Budget – Debt Service

At the last Council meeting the HRA levy was passed. The formula, set by State statute, is to take estimated market value and multiply by .0185. Based on current market value the maximum levy is \$81,375. It is to help pay for the land – strictly debt service. The EDA has complete power over the HRA levy. The EDA operations levy must be approved by the Council.

Each line item of disbursements and revenues was reviewed. The total proposed EDA operations budget for 2015 is \$79,500.

The stipend for EDA meetings was discussed. No changes were made.

The debt service payment in 2014 is principal and interest. For 2015 the debt service payment will be \$417,400. The HRA levy of \$81,375, and another \$61,300 through the

EDA budget, will to go toward debt service. The rest comes from the City. As market value goes up, the levy limit for the EDA goes up.

Motion FIN 01310 by Peterson to adopt the 2015 EDA budget of \$79,500 with recommendation for approval by the City Council. Second by Krebs. Votes as follows: Wilson – aye; Peterson - aye; Messina - nay; Duraine - aye; Krebs - aye; Povolny - aye. Motion Carries.

Discussion & Review - 2013 EDA Annual Draft Report (Enclosure)

The Executive Director shared a sample draft of the 2013 EDA Annual Report. Feedback from EDA Commissioners is being sought before finalizing it and posting it on the web. Commissioners felt the report looks good. If there is further feedback, the Executive Director asked that comments be relayed to her within the next few days.

OPEN BUSINESS

Review - 2014 Goals (Page 1)

Most 2014 EDA projects are being concluded. At the next meeting, the Executive Director would like to invite MidContinent to talk further about fiber optics and future projects.

Marketing Update

The Engineer is putting together aerial photos on his CAD system showing open lots. They can then be put on the website. Before posting, the shots will be e-mailed to members.

COMMITTEE OPEN DISCUSSION

EDA Commissioner Peterson asked Tracie Wilson to address some reports he's heard on the news about Running Aces.

EDA Commissioner Wilson said the matter with the horsemen has been resolved. The all-breed simulcast contract with Canterbury has been signed. RAHP is now simulcasting thoroughbred quarter horses. There has been restructuring of jobs in the card room. Employees who worked the floor more, may be dealing too. It is a business move to make the whole staff more flexible, allowing them to deal or work the floor. It will save the business money, but is an attempt to keep employees' W-2 earnings neutral by allowing for tip income. On August 1st the minimum wage increased to \$8. In August 2016, it is projected to go to \$9.50. Restructuring, so that employees can do more than one job, allows the business to streamline costs. This way layoffs were avoided and no full-time benefits have been eliminated.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director discussed the 2009 McCombs economic development study done in Columbus to analyze the City's trade area, markets that would work well in the City, and future growth and jobs. The data is no longer useful due to census changes and the recession. City staff feel it would be helpful in marketing to ask the McCombs group to update the study, particularly in the trade area and looking at uses and zoning. City staff would write grant paperwork and ask the Anoka County HRA to fund the study. Estimated cost is between \$5000-7000.

Motion by Wilson to direct the Executive Director to apply for grant money to update the McCombs study. Second by Povolny. Votes as follows: Wilson – aye; Peterson - aye; Messina - aye; Duraine - aye; Krebs - aye; Povolny - aye. Motion Carries.

The Executive Director reported that grant money was secured to fund the water tower.

NEXT MEETING DATE: November 12, 2014 – 6:00 p.m.

ADJOURNMENT

Motion by Krebs to adjourn. Second by Messina.

Meeting adjourned at 7:00 p.m.

Respectfully Submitted:

/s/Karen Boland

Karen Boland
Recording Secretary