

**City of Columbus**  
**Economic Development Authority**  
**07.11.18**

The 07.11.18 meeting of the City of Columbus Economic Development Authority was called to order at 6:08 p.m. by President Dave Povolny at the City Hall. Present were EDA Commissioners Mark Daly, Jeff Duraine, Denny Peterson, Bill Krebs and Jon Rausch, Executive Director Elizabeth Mursko, Attorney Bill Griffith, and Public Communications Coordinator Jessica Hughes.

Also in attendance were: Jody Krebs, and City Engineer Dennis Postler.

**A. APPROVAL – 01.10.18 EDA Minutes**

**Motion by Daly to approve the 01.10.18 EDA minutes. Seconded by Peterson. Motion carried unanimously.**

**B. APPROVAL – 07.11.18 EDA Agenda**

**Motion by Krebs to approve the agenda. Seconded by Duraine. Motion carried unanimously.**

**C. OPEN BUSINESS**

Introduction

City Administrator Elizabeth Mursko began the meeting by welcoming new Commissioner Jon Rausch to the EDA.

Presentation – Steve Saunders

Mr. Steve Saunders came forward to address the EDA regarding property that he owns in the City on the north side of Lake Drive near the I-35 and TH 97 interchange. The City owns a parcel which is surrounding Saunders'. He reported that Anoka County has taken roughly 10,000 square feet of his property for an easement to add a turn lane. Because of that easement, he has just under one (1) acre of land left which limits what he can do development-wise. Due to that, Saunders is wondering if the EDA would have any interest in pursuing a joint development and has some questions for the Commission about the piece of land.

Saunders asked what the plan is for the north end of W. Freeway Drive? President Povolny replied that MnDOT will be using it as a temporary off ramp from I-35 while the bridge project is being completed. Mursko added that that road is located in MnDOT's right-of-way, so if the City were to vacate it, it would go to MnDOT. City Attorney Bill Griffith added that MnDOT could sell the road back to the City if they decide they don't want it but added that sometimes MnDOT will hold onto such a thing in case it may be useful in the future.

President Povolny added that there is high ground on the north end of the City-owned parcel, which

will need to be accessed by a road easement. Mursko added that, regardless of where the road is located, her estimate of the amount of high ground on the City-owned property is roughly 1.57 acres. Saunders asked when the City expects to build that road through the property? President Povolny replied that it would not be this year, and that the City would prefer that building the road be driven by development. Saunders followed up by asking if an estimate for the cost of the road has been prepared? Mursko replied that such an estimate has not been prepared, however Postler noted that sewer and water lines have already been extended to that property.

Krebs noted that the most recent discussion about the location of the road placed it very close to the wetland boundary on the north. Mursko agreed, saying that she believes a new wetland delineation would force the road to be moved south. Saunders asked if the City is aware of exactly where the wetland boundary is? Mursko replied that the last wetland delineation was done eight (8) years ago, and they are only good for five (5) years.

Daly asked what the elevations are in this area? Postler replied that he believes they would likely be similar to Sanctuary at Howard Lake property, which also means that the same 150-foot setback rule may apply from the lake.

Mursko asked the EDA if they would be interested in having Postler put together a sketch of where the new road may fit on the property? President Povolny asked if it would be possible to do that without a new wetland delineation? Griffith replied that it would be possible to work from the old wetland delineation with the understanding that boundaries may change. Rausch added that they could do a wetland determination, rather than delineation, which could be a cost-effective way to get some answers about the wetland boundaries.

President Povolny said that he thinks that the EDA should spend the money on a sketch and a new wetland delineation. Griffith noted that if the City is going to spend money on this parcel, it would be ideal to enter into a Purchase Agreement and/or Predevelopment Agreement. The information from the wetland delineation and a survey would be necessary to begin considerations of a Purchase Agreement, but if there is no interest in purchasing the land he would not recommend going forward with the work. Saunders replied that he is 80-85% sure that he would be interested in a Purchase Agreement, however he needs to speak with the end user first. Rausch asked Saunders if his property is currently up for sale? He replied that it is not, and he is planning a build to suit development. President Povolny noted that the price for that property will be \$5.55 a square foot.

Griffith said that the details of a joint development would be worked out through the Predevelopment and/or Purchase Agreement with Saunders and the EDA. If all goes well, it would move forward to the Council for approval. Saunders asked if the same process could be used on the property off Hornsby Street? Griffith replied that the City has a Purchase Agreement on that property currently, but they are following the same process he has proposed for this property.

**Motion by Duraine to have a wetland delineation completed and to direct City Engineer Dennis Postler create a sketch of the new road's potential layout on the City-owned property at PIN# 24-32-22-12-0005, at a cost up to \$10,000. Seconded by Krebs. Motion carried unanimously.**

## **Discussion – Electronic Newsletter**

EDA Secretary Jessica Hughes presented the first edition of the ColumBiz e-newsletter to be sent out in the coming week. The newsletter contained articles about the bridge project, new developments, and transportation projects coming to the area. President Povolny asked if the links will be trackable? Hughes replied that she can make them so. President Povolny also suggested that there should be a fillable form on the City’s website where people can sign up to receive the e-newsletter. Rausch suggested adding a section listing property for sale in the City.

## **D. NEW BUSINESS**

No report.

## **E. COMMISSION OPEN DISCUSSION**

No report.

## **F. EXECUTIVE DIRECTOR’S REPORT**

Mursko presented a resolution to the Council authorizing the final levy of a special benefit levy. The resolution outlines funding for the bond and also pledges \$92,000 to it.

**Motion by Krebs to approve Resolution 18-01, a resolution authorizing the final levy of a HRA-EDA special benefit levy pursuant to Minnesota Statutes section 469.033, subdivision 6 and approval of a budget for fiscal year 2019. Seconded by Peterson. Motion carried unanimously.**

## **G. NEXT MEETING DATE**

The next meeting is 10.10.2018 at 6:00 p.m.

## **H. ADJOURNMENT**

**Motion by Daly to adjourn. Seconded by Duraine. Motion carried unanimously.**

**Meeting adjourned at 6:57 p.m.**

Respectfully Submitted:

Jessica Hughes, Public Communications Coordinator