

CITY OF COLUMBUS
ECONOMIC DEVELOPMENT AUTHORITY MEETING
July 27, 2016

The July 27, 2016 Economic Development Authority meeting for the City of Columbus was called to order at 6:08 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 William Griffith Jr., and Recording Secretary Lorie Lemieux.

Also in attendance: Jody Krebs

APPROVAL – CLOSED MEETING MINUTES May 11, 2016 EDA Minutes

Motion by Peterson to approve the Closed Meeting Minutes of the May 11, 2016 EDA meeting as written. Second by Krebs. Votes as follows: Wilson – aye; Peterson – aye; Daly – aye; Duraine – aye; Krebs – aye; Povolny – aye. Motion carried.

APPROVAL – MINUTES May 11, 2016 EDA Minutes

Motion by Peterson to approve the Minutes of the May 11, 2016 EDA meeting as written. Second by Wilson. Votes as follows: Wilson – aye; Peterson – aye; Daly – aye; Duraine – aye; Krebs – aye; Povolny – aye. Motion carried.

AGENDA APPROVAL

Motion by Peterson to approve the Agenda as presented. Second by Wilson. Votes as follows: Wilson – aye; Peterson – aye; Daly – aye; Duraine – aye; Krebs – aye; Povolny – aye. Motion carried.

NEW BUSINESS

Discussion – 2017 Budget

Executive Director Mursko presented the proposed 2017 Budget for the Economic Development Authority. Mursko shared that the majority of the revenue comes from the Levy and the Running Aces Harness Park yearly contribution. The position of the EDA is to keep the 2017 budget the same as last year, therefore the proposed EDA budget is \$85,000 and the HRA budget is \$86,000.00. Marketing the NE quadrant will be a future 2017 expense and there are still funds for this project. A proposed picture to be used on the signage was presented to the EDA for review, however this will be updated in September with any changes and titled “Conceptual Plan to account for any future changes. Members thought a visual was beneficial to future developers.

OPEN BUSINESS

Hotel Market Study

The study showed that Columbus has a market for a 74 room, mid ranged hotel. Wilson commented 2 locations were looked at and the Running Aces Harness Park location was better received. This project is at the preliminary phase needing ownership final approval, however, moving forward with the developer, surveyor, architect providing necessary plans and renderings. This project is being surveyed to cut out a 1 acre piece of the existing property and create a separate PID under the PUD (Planned Use Development) of the existing property. A meeting with the owners and the active parties is set within the next 2 weeks to present the plans. A target date of

September 15th is set to obtain the Spring 2017 opening. Wilson stated that Grandstay is currently the franchise that is being considered.

Motion by Duraine to accept the Comprehensive Hotel Market Study Report dated May 2016, prepared by HMI/Michael Hool. Second by Krebs. Votes as follows: Wilson – recused herself; Peterson – aye; Daly – aye; Duraine – aye; Krebs – aye; Povolny – aye. Motion carried

Update – TH97/I35 Bridge Project

Mursko stated that Ms. Vesel felt that it is very probable that a special session would be held this fall and that the bonding bill may be on the agenda. Mursko added that it is important to set up a meeting with MNDOT before the session to discuss timing and updates on their project and receive information from MNDOT that if we do receive bonding bill money for this project how it will affect their plans for this bridge project. If the Bonding Bill passed, it was noted that MNDOT would continue with the concrete bonded overlay and the other bridge projects, however they would just take out the Columbus bridge project and then Anoka County may take the lead. Our project is in the bonding bill for \$22 million dollars.

Update – Purchase Agreement NE Quad

Griffith stated that the Purchase Agreement was executed by the City and Holiday June 7, 2016 with a 90 day contingency period. Griffith did inquire from Holiday’s attorney the status of the title, survey and soils investigation and he is still awaiting response. Mursko stated that the wetland delineation has been completed, however there is more wetland on this 2 acre site, therefore the delineator recommends applying for deminimus exemption with the submission of the delineation to eliminate the buffer requirements reducing a large portion of developable area. Additionally, storm water ponding areas are still being determined. Griffith commented that a 2 year window for development to start construction was negotiated in the purchase agreement. If bridge project funding does not go forward MNDOT will not allow development the NE quadrant without the trunk Highway 97 improvement.

COMMISSION OPEN DISCUSSION – NONE

EXECUTIVE DIRECTOR'S REPORT

Treasurer's Report

100 EDA General Fund Loan	\$ (1,007,415.68)
240 EDA Fund	\$ 24,407.06

NEXT MEETING DATE: September 14, 2016 at 6:00 p.m.

ADJOURNMENT

Motion by Krebs to adjourn. Second by Daly. Votes as follows: Wilson- aye; Peterson – aye; Daly – aye; Duraine – aye; Krebs – aye; Povolny – aye. Motion carried. Meeting adjourned at 6:59 p.m.

Respectfully Submitted:

Lorie Lemieux, Recording Secretary