

**ECONOMIC DEVELOPMENT COMMISSION
OCTOBER 20, 2015 MEETING MINUTES**

Members Present: Chair Jurchen, Commissioners Rieck, Roggenkamp, and Stroot

Members Absent: Commissioner Merritt

Others Present: Chris Lindholm, Pequot Lakes School Superintendent; David Sjoblad, Mayor; Nancy Malecha, City Administrator/Clerk; Mike Loven, Public Works Supervisor; Dawn Bittner, Zoning Specialist; and Sheila Haverkamp, BLAEDC

1. Call Meeting to Order

The meeting was called to order by Chair Jurchen at 8:00 a.m.

2. Approve EDC Minutes

COMMISSIONER ROGGENKAMP MOVED TO APPROVE THE SEPTEMBER 15, 2015 ECONOMIC DEVELOPMENT COMMISSION MINUTES. COMMISSIONER RIECK SECONDED THE MOTION. MOTION CARRIED 4-0.

3. Land Turnback by Pequot Lakes Business Park

Chris Lindholm discussed the past timeline and preliminary idea of a sports complex within the MnDOT turnback land by the Pequot Lakes Business Park. He noted that this is just a preliminary idea to create conversation at this point as the School Board has not been approached.

Mayor Sjoblad stated that the L-shaped land that the School currently owns by the baseball field abuts the City cemetery and possibly a land swap with the School could occur. He also noted that the preliminary soccer fields may not be a part of this.

Sheila Haverkamp noted that the idea of a hotel complex in this area had been discussed. She stated that the high value land for development should be sketched out and expansion of the business park and access to this land need to be considered. Chair Jurchen discussed the importance of looking at the return on investment from development, property taxes, and jobs for this land. Sheila Haverkamp noted that BLAEDC has a study on the return of investment on the existing business park and will gather this information for the next meeting.

Mike Loven informed the Commission about the odor in the spring from the wastewater pond turnover. He noted that this occurs for about two to three weeks in April and/or May, depending on the weather, and may have an impact on surrounding development.

Dawn Bittner informed the Commission that street access to this land will need to come from Derksen Road as there will not be allowable access across the Paul Bunyan Trail.

Commissioner Roggenkamp wondered if a City campground could also be designed in this area. Mike Loven noted that this area has no trees as it is the City's existing spray irrigation field.

Chris Lindholm questioned what the process will be moving forward to cultivate dialogue and create the vision for this area. Sheila Haverkamp noted that Phase 1 could be to layout the ball fields and infrastructure in the triangular parcel. Phase 2 could be the layout of the middle parcel and so on. She stated that the Initiative Foundation has a \$5,000 planning grant available for the processing of concepts and layouts and a brainstorming session may be warranted.

The consensus of the Commission was to work on the following items for the next meeting.

- Gather information from BLAEDC on the return on investment study.
- Research the Initiative Foundation grant and NJPA resources to facilitate the conversation of possible ideas.
- Chair Jurchen will research the economic impact of existing businesses in the area.

Commissioner Stroot questioned if the USDA has grants and loans available for this type of project. Sheila Haverkamp stated that they do and noted how instrumental Arvig and TDS were in creating the existing business park.

Mike Loven informed the Commission that there is a possibility of moving the maintenance facilities from city hall to the land in the northeast corner, south of Derksen Road. The Commission discussed the possibility of a shared maintenance facility with the School.

4. Broadband Update

Chair Jurchen noted that he is receiving updates on the Blandin Foundation and the need for broadband funding for the State. He stated that the Commission should meet with TDS and Charter when development is considered on the broadband needs of the area.

Commissioner Roggenkamp informed the Commission about the increased broadband speed she is currently receiving from Charter Spectrum. It was the consensus of the Commission to invite Charter and TDS to the next meeting to discuss broadband service needs in the area. Commissioner Roggenkamp and Chair Jurchen will contact them.

5. Marketing Plan

No discussion took place.

6. School Update

No update received.

7. Chamber Update

No update received.

8. BLAEDC Update

Sheila Haverkamp informed the Commission that more economic activity and investments are taking place, most notably the Babinski animal shelter on County Road 29 and the Babinski senior housing complex in Pequot Lakes. Chair Jurchen would like to invite John Babinski to the next EDC meeting.

Ms. Haverkamp further noted that there are 5,000 home businesses in Crow Wing County and this results in a \$2,000,000 economic impact to our area.

9. Other Business

Chair Jurchen stated that the Minnesota Design Team program should be postponed until more time allows. Commissioner Roggenkamp concurred stating that it would be a commitment of time and should be pushed out to a later date. The consensus of the Commission was to postpone this program.

Mayor Sjoblad informed the Commission that the TH 371 Project has been awarded to Mathiowetz Construction and clearing will begin this winter. He further noted that a possible detour during this road construction will be on the north end of the business park with a temporary road and stoplight.

Commissioner Roggenkamp reviewed her EDC presentation to the Rotary Board and received comments from the Commission.

Mayor Sjoblad discussed the City's preliminary levy increase and noted that the City is getting behind on its roads and streets infrastructure. Chris Lindholm stated that the School's preliminary levy is at a 22% increase for operational expenses.

10. Adjournment

There being no further business the meeting adjourned at 9:24 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nancy Malecha".

Nancy Malecha
City Administrator/Clerk