

City of Marshall
ECONOMIC DEVELOPMENT AUTHORITY
Bello Cucina
Minutes of the Meeting of Wednesday, December 19, 2018

MEMBERS PRESENT: Frost, Bucher, Meister, DeCramer, Lockwood, Herrmann, Serreyn

MEMBERS ABSENT:

STAFF PRESENT: Hanson, Onken, Raveling, Drown

OTHERS PRESENT: Dan Paluch, Jeff Gladis

President Bucher called the meeting to order at 12:03 p.m.

MOTION BY HERRMANN, SECONDED BY LOCKWOOD to approve the agenda. THE MOTION PASSED 6-0.

MOTION BY DECRAMER, SECONDED BY FROST to approve the 11-21-18 minutes. THE MOTION PASSED 6-0.

Jeff Gladis from UCAP came and gave an update on the Small Cities Development Grant funding and future timelines. They have received clearance for the grant and will be sending survey letters. No applications can be submitted until the date of the meeting. There has also been commercial interest. They would like to have six houses be built in Parkway II in one year. Some slab on grade, 2 stories. They may possibly bid out for a modular home. The goal is to continue with more single family homes after these six are completed as well.

We have had numerous discussions in the past regarding Block 11 (the block where varsity pub is located). The City of Marshall (HRA) has worked diligently over the past few years to gain ownership of the parcels to plan for future redevelopment of the site. Based upon discussions with city staff and developers, our next step will be Request for Proposals (RFP) for Redevelopment of the site – gauging interest to help us drive future decisions as far as timing on environmental mitigation, potential demolition, etc. as there are many factors to weigh with redevelopment of the site. It would be the intent to open it up for anyone interested to submit their proposal for redevelopment. We know it is a blighted area in a desirable location that is not at its' highest and best use right now. Release date is Friday, December 21st, 2018. Deadline to submit questions is March 15th, 2019. Deadline to submit proposals is April 30th, 2019. Lockwood suggested signage at the property for community awareness. MOTION BY HERRMANN, SECONDED BY MEISTER to approve the Block 11 RFP. THE MOTION PASSED 6-0.

Serreyn presented the October Treasurer's Report. Overall normal collection of interest and payments occurred. October's overall fund balance is \$3,065,465.78.

Serreyn presented the November Treasurer's Report. Overall normal collection of interest and payments occurred. November's overall fund balance is \$3,107,465.49. MOTION BY SERREYN, SECONDED BY HERRMANN to approve the October & November Treasurers' report. THE MOTION PASSED 6-0.

The Marketing Committee did not meet.

The EDA Housing Sub-Committee (Dan Herrmann & Randy Serreyn) met on Thursday, December 13th at 9:30 AM. Topics included Sunrise Court, Broadmoor Valley, updates on

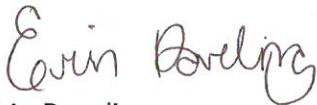
Parkway II and Parkway III, as well as initial discussions regarding a potential electronic housing survey. We will need to monitor housing closely and continue working on it especially from a retention and recruitment standpoint for our workforce. Onken has pulled other community surveys to compare to. Questions on perspectives of renters, owners & landlords to acquire market data. DeCramer discussed the EDA having an incentive to redevelop the trailer court or start a process to sell it. Frost mentioned Turkey Valley as potential if they aren't involved in the UCAP project this round. Onken discussed doing a feasibility study if needed on this project.

Onken presented the Director's Report:

- Discover Southwest MN Partnership: the group continues to meet quarterly. Next meeting on Wednesday, January 23rd at 1pm at MACC. Plan is for UCAP to present on their housing services they provide to communities, with an overview of their programs.
- Parkway III: Herzog project: Troy (construction manager) said they should be seeing more activity in January.
- Commerce Park: Worked with Preston Stensrud to get signage installed. Staff is working on Shovel Ready Site Certification designation which will give us a competitive advantage over other non-designated sites.
- Bicycle Friendly Community: On December 6th, Marshall was awarded Bronze Bicycle Friendly Community status. This is a significant achievement for the City of Marshall, as it is not easy to get this designation.
- Furniture Mart says they have a lease signed for a co-tenant, but there will not be an announcement until May or June with remodeling the spaces to fit both Furniture Mart and a new co-tenant.

MOTION BY SERREYN, SECONDED BY FROST to adjourn the meeting at 1:17 p.m. MOTION PASSED 6-0.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Erin Raveling". The signature is written in a cursive, flowing style.

Erin Raveling