

MINUTES OF THE LEWISTON ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MONTHLY MEETING

October 16th, 2017

Pursuant to do call and notice thereof, a regular meeting of the Lewiston EDA was held City Hall this 16th Day of October, 2017 at 5:15 p.m.

The following members were present: Mayor Beth Carlson, Bryce Lange, John Stiles, Russ Buege and Jon Nienow

Absent: Phil Kalmes

Also Present: EDA Director Rebecca Charles

CALL TO ORDER & ROLL CALL: Meeting called to order at 5:15 p.m. by Chairman J. Nienow.

BUSINESS AND FINANCIAL REPORT: Report should show that there was a transfer of \$8,930.00 from savings to cash which was done to pay for the Housing Study. The wrong reports were placed in the packet, verbal update was made.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS: After reviewing minutes from September Regular Meeting, Motion to Approve was made by J. Stiles, second by R. Buege, with all voting aye.

CEDA UPDATE:

- **CEDA Partnership Celebration:** R. Charles informed the board of the upcoming CEDA Partnership Celebration. It will be held on Thursday, November 2nd from 5:30 to 9:30pm. This Event will be at the Riverview Greens Golf Course in Stewartville, MN. If any members are interested in attending, please RSVP to the email that was sent to all board members earlier this week.
- **Preservation Alliance of Minnesota Program - Using Your Story to Sell Your Downtown:** R. Charles recently attended the event in Bloomington. They had some really great ideas for using social media and online services to boost the popularity of our sites and interested in their own communities. Really great to get conversations going within the city. Challenged could also be issued to community businesses and leaders. This program was done in Red Wing and they had three new store fronts open due to the business challenges that were issued.

RESIDENTIAL DEVELOPMENT UPDATE: R. Charles informed the board that Wausau Homes is not interested in moving forward until they know the price of the land. Currently, we are looking to the Speltz Property for possible development. We need to find out a price from them that would be acceptable or make an offer to them. J. Nienow suggested that maybe the EDA should buy the property and could then sell lots to develop. Nienow stated that he isn't looking at the EDA going into the real estate business, but more so the acquisition of land. We could then hold more control over

when developments are made and have options for commercial and industrial development. J. Stiles asked if we had enough money to do so. R. Charles stated that we have a healthy sum in our savings account, and B. Lange also noted that the EDA can also loan itself money from the Revolving Loan Fund for projects. J. Nienow also mentioned that the EDA can bond as well.

The Speltz property is 2.89 acres and could hold approximately 4 to 5 homes when developed. We would probably look towards extending Park Drive into the property all the way through to the Daily property lot line. Members expressed desire to eventually extend Park Drive across to Highway 25, which hopefully would encourage land owners in this area to sell. If not, the city could seize property by immanent domain to build a road. R. Buege stressed the need for housing, and all agreed.

For the Speltz Property, we also need to have the lot lines reassessed, as B. Lange pointed out that part of their driveway is on the property we would be looking at purchasing.

J. Nienow will reach out to the Speltz' and see what they would be willing to sell the property for. He will pass on Rebecca's information to start moving forward.

WALK-ON ITEMS:

- J. Stiles brought up the program R. Charles attended a few months ago about creating a downtown district with fees for vacant buildings. He wondered if it was something we were still looking to implement. R. Charles will try to get more information on this program for the next meeting.

ADJOURN: J. Stiles motioned to adjourn, second by B. Lange. Meeting Adjourned at 5:50 PM

Next Meeting will be held on Monday, November 20th at 5:15 pm.

Meeting Notes Taken by: _____


Rebecca Charles, EDA Director