

Zumbrota Economic Development Authority Agenda
7:00 A.M. Wednesday, May 16, 2018
Zumbrota City Hall, 175 West Avenue

- 1. Call Meeting to Order**
- 2. Amend/Adopt Agenda**
- 3. Approve Regular Meeting Minutes of Wednesday, April 18, 2018**
- 4. Monthly Financial Report & Accounts Payable**
- 5. Public Hearings**
 - A. Sale of EDA owned land at intersection of 4th St./West Ave.**
- 6. Visitors to the Board**
- 7. New Business**
 - A. Jana Scholl/Edward Jones Financial Inquiry**
- 8. Unfinished Business**
 - A. 2018 Work Plan**
- 9. Reports**
- 10. Adjourn**

Please contact EDA Secretary Dan King at 732-7318 if you are unable to attend.

EDA Minutes
Wednesday, May 16, 2018
Zumbrota City Hall 7:00 a.m.

Present: President Richard Meyerhofer, Members Sara Durhman, Tina Hostager, Bill Eberhart, Brian Haugen and Lindsey Raasch. Also present: Jana Scholl, Edward Jones Financial; City Administrator Neil Jensen and Community Development Director Dan King.

The meeting was called to order by President Richard Meyerhofer at 7:00 a.m.

2. Agenda

Motion Eberhart, second Durhman to approve the agenda as submitted.
Carried 6-0-0

3. Minutes

Motion Haugen, second Meyerhofer to approve the minutes of the April 18, 2018 EDA meeting as submitted. Carried 6-0-0

4. Financial Reports

Motion Raasch, second Eberhart to approve the financial report and accounts payable. Carried 6-0-0

5. Public Hearings

A. Sale of EDA owned land at intersection of 4th St./West Avenue to Jana Scholl, Edward Jones Investments

Chairman Meyerhofer opened the public hearing at 7:05 am.

It was noted that at the April EDA meeting, Jana Scholl, Edward Jones Financial Advisor, expressed an interest in the EDA owned lot just south of the former Sharf Auto Parts building. The lot is 60' x 60' for a total of 3,600 square feet. The asking price is \$1.50 per square foot for a total of \$5,400. She is proposing an approximately 1,800 sf office building. The lot is one of the properties acquired as part of the Grover Auto redevelopment. The intent of that project was to encourage redevelopment of lands acquired and cleaned up. The proposal was well received by the board. Staff stated a public hearing needed to be held to formally consider the sale. The EDA directed staff to publish notice of a public hearing at the May meeting to consider the proposal.

Members reviewed drawings of the proposed development as well as a draft purchase agreement. The Planning Commission reviewed the proposal at its meeting on May 8th and determined the project is a good fit in the area and is in conformance with the City Comprehensive Plan.

Members concurred the project as proposed would be a great fit in the downtown commercial area and a good use of the property. Eberhart suggested the parcel be reviewed for a possible easement on the eastern boundary for an underground storm water culvert; purchase agreement should be contingent on identifying any easements on the lot.

There being no comments from the public, Chairman Meyerhofer closed to public hearing at 7:15 am.

Motion Durhman, second Raasch to approve the purchase option with Jana Scholl, Edward Jones Financial, contingent on identifying any easements on the property. Carried 6-0-0

7. New Business

A. Hoisington Koegler Group Gateway Signage Proposal

Members reviewed a proposal from planning consulting firm Hoisington Koegler Group for a signage plan for a gateway sign at the Highway 52/58 interchange; by the new roundabouts. The scope of the proposal was for more than one highway welcome sign; but for a more comprehensive plan to include all public signs in town. – Gateway, wayfinding, parking, etc. Jensen also stated the Park Board would like more information on any sign requested to be placed on park property. Hostager suggested before moving forward on this or other signs, the EDA/City consider hiring a consulting firm to update the City brand and logo, and then incorporate this onto all new sign design. Raasch also suggested forming a subcommittee to consider the brand/logo update. Raasch, Hostager and Durhman volunteered for the committee.

Chairman Meyerhofer inquired about the highway sign refurbishing. Staff stated the City Council has ordered it done. Haugen stated it may be wise to hold off on refurbishing the sign, as this may have an impact on the existing sign (re)-design.

Motion Haugen, second Raasch to delay contracting with Hoisington Koegler for the Gateway Signage Plan, consider a graphic design firm to update brand and logo, form a subcommittee to review proposals(s) and recommend the City Council delay the refurbishing of the existing highway signs. Carried 4-1-0 (Meyerhofer Nay)

8. Unfinished Business

A. 2018 Work Plan

Members reviewed the 2018 Work Plan. No action was taken at this time.

There being no further business President Meyerhofer adjourned the meeting at 8:02 am.

Respectfully Submitted,

Dan King, Secretary