

 **DRAFT**

**THE MEETING OF THE EDA BOARD HELD ON SEPTEMBER 15<sup>th</sup>, 2022 AT 5:30 P.M., AT THE  
PRINCETON CITY HALL COUNCIL CHAMBERS**

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The meeting was called to order at 5:30 P.M., by Carrie Petersen. Members present at City Hall were Charles Snustead, Victoria Hallin, Thom Walker, and Sharon Sandberg. Staff present were Michele McPherson (Administrator), Stacy Marquardt (Comm. Dev. Planner), and Mary Lou DeWitt (Comm. Dev. Zoning Specialist).

Absent: Genny Reynolds and Victoria Hallin - arrived at 5:48 P.M.

Faith Goenner (Goenner Consulting) was present at the meeting.

**APPROVAL OF MINUTES FROM THE MEETING ON AUGUST 18<sup>TH</sup>, 2022**

WALKER MOVED, SECOND BY SANDBERG, TO APPROVE THE MINUTES OF AUGUST 18, 2022. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

**BILLS AND COMMUNICATIONS:** None

**REPORTS:**

**A. Introduction of Stacy Marquardt, Community Development Planner**

Marquardt introduced herself. She has worked for Wright County as a Planner. She grew up in Mora and lives in Baldwin Township.

**FORUM FOR IDEAS:**

Petersen commented that the new apartments along First Street look nice.

**UNFINISHED BUSINESS:**

**A. Strategic Plan**

McPherson said her and Goenner had met and looked over the notes from the last EDA meeting. They would like more feedback for senior housing.

**Discuss Definition of Senior Housing**

McPherson asked what the EDA Board is looking for on thoughts for senior housing.

Petersen said townhomes and condo's.

Sandberg said in Cambridge they have a large apartment complex off of Hwy; #95 as you are coming into Cambridge. They have townhomes where you can begin living at and as your needs increase can move into an apartment.

McPherson said a transition community where it is a nice gradual change. It can go into more programming where senior lunch is served, but still have your own kitchenette.

Sandberg likes where they can get out and still have independence. They have a coffee shop in there and other amenities.

Walker said age restricted he does not want to see, more of a neighborhood for 55 plus.

### **Discuss Relationship of Strategic Plan to Comprehensive Plan Goals and Objectives**

McPherson said she found the 2020 Comprehensive Plan and reviewed it. On Chapter 3 of the Adopted 2020 Comprehensive Plan she printed for the EDA Board. The Strategic Plan should facilitate achieving the objectives stated on pages 38-43 of the Plan. On page 20 is development objectives and she would like the EDA Board to go through the objectives. Identify and prioritize the tasks in the next five years.

Petersen said the objectives fit in line with what we came up with.

Hallin came in at 5:48 P.M.

McPherson said Objective 2 is somewhere in with the Business Princeton that is going on with the Chamber.

### **Objective 1, Task 1 – 6**

McPherson said Task 5 might not be in the near future. That would be a mid to long term task.

Walker said that is its own discussion itself.

McPherson said Task 5 should have its own objective.

Petersen said Task 2 would be marketing to get businesses come here.

Walker said retention also.

McPherson said Task 1 and 2 go in hand.

Walker agrees put 1 and 2 together.

McPherson said Task 1 and 2 can be early term for Objective 1.

Petersen said Task 3 would be an early term item too.



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McPherson said she believes Task 4 the states puts stuff together too. Maybe create a template of a document for a site selector for sites they are looking at.

Petersen commented that staff should get more information from WSB Engineering on what that was about and their notes on that.

Task 5 will be on its own. Task 6 will be a 1-3 year type goal.

Hallin said to move Task 6 to Task 5.

### **Objective 2, Task 1-5**

Sandberg suggested taking out the word small town. That word sounds outdated.

McPherson the draft Comprehensive Plan will stay as is, but for the Strategic Plan the wording can be changed.

Walker said he thinks City Hall is doing well with developers. What is the economic activity going to be in the next few years.

Petersen suggested monitoring policies in the future.

Walker suggested removing the not efficient wording and changing it to maintaining a friendly posture.

McPherson said Task 2 will stay. For Task 3, the Princeton Public Utilities is working on an electric rates study. They might have done a water rate fee too.

Petersen said to partner with other agencies, utilizing our resources.

McPherson will check with Keith Butcher and see how often they do a comparative rate study. She will have him come to the EDA Board meeting and give an update on the utility department. Task 4 could move into Task 1. Work with WSB and get our GPS layers more complete.

Petersen said that has to do with visit Princeton, for Task 4 in Objective 2.

Task 5 in Objective 2, promoting parks and lodging tax. The EDA Board would basically support the Chambers efforts.

Petersen suggested to partnership with the Chamber and monitor with other agencies of the community. Support other agencies best attributes to implement Princeton. That is in Objective 4.

**Objective 3, Task 1-3** is in objectives 1 and 2. We covered them.

**Objective 4**, McPherson said this is in the marketing.

**Objective 4, Task 4** could be in supporting Chambers and other institutions.

Walker said higher education can be a driver for new growth.

Objective 4 is lumped in with other objective tasks. McPherson said to do two visits a year to achieve and set expectations like Task 1 under Objective 4.

### **Objective 5**

Petersen said specify what is downtown.

McPherson said take the task in 5 and task in 1 and make them all encompassing.

Petersen said Objective 5 can be put in all the categories of Objective 1. All encompassing.

Walker questioned in Objective 5, what is unique compared to other spaces.

Goenner said tourism and Light Up Princeton.

Walker said Objective 5 should be expanded with the other areas. Include other spots like the Fair, Airport, and Industrial Park.

Petersen said take out the wordage, create a design for downtown.

### **Objective 6, Task 1**

Goenner said get an interim to see homes that need work.

Walker said some objectives will come easy and some will just take time.

Goenner said this is the Comprehensive Plan we are just looking at, and we want to have the Strategic Plan to flow with the Comprehensive Plan. We are looking at manufacturing, Industrial, redevelopment, and housing.

Walker said push marketing in a certain direction. The Chamber would help with that.

### **Business Incubator Information**

We will be scheduling a call with Jordan Zeller of the East Central Regional Development Commission regarding ideas for funding a business incubator. More to come later.



Goenner said East Central Regional Development Commission sent this information to the City. This information has all the resources and her and Marquardt will meet with Jordan Zellar. Zellar will give other information and also she will reach out to Sherburne County and GPS 4593.

**NEW BUSINESS:**

Marquardt said there is a blood drive at the Civic Center on October 4, 2022 at 9 A.M. till 3 P.M. If anyone is wanting to volunteer or give blood, she would welcome it.

HALLIN MOVED, SECOND BY SANDBERG, TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:20 P.M.

ATTEST:

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Carrie Petersen, President

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Mary Lou DeWitt, Comm. Dev. Zoning Specialist