

**CITY OF ST. CLOUD ECONOMIC DEVELOPMENT AUTHORITY**

Tuesday, September 5, 2017  
4:00 p.m.  
City Hall Conference Room 1

**Roll Call**

MEMBERS PRESENT: King Banaian, Steve Laraway, Chris Jacques and Bernie Perryman  
MEMBERS ABSENT: Alice Lenzmeier, John Libert and Tohow Siyad  
STAFF PRESENT: Matt Glaesman, Cathy Mehelich, Tammy Campion and Ruth Wipper

**Consent Agenda**

**APPROVAL OF MINUTES FROM THE JULY 11, 2017 EDA BOARD MEETING**  
**APPROVAL OF EDA FINANCIAL STATEMENTS AS OF JULY 31, 2017**  
ACTION TAKEN: Perryman/Jacques/Approved (4-0)

**New Business**

**RESOLUTION APPROVING 2018 ECONOMIC DEVELOPMENT BUDGET AND TAX LEVY**  
ACTION TAKEN: Perryman/Laraway/Approved (4-0)

**OVERVIEW OF RECENT CITY PLANS - RIVERWALK MASTER PLAN AND PARK MASTER PLAN**  
ACTION TAKEN: None

Community Development Director Matt Glaesman provided the EDA with an overview of the RiverWalk Master Plan and Park Master Plan and discussed the EDA's potential role for business development or redevelopment as part of each plan's implementation.

Laraway stated the RiverWalk will have a significant impact to Cathedral High School and questioned if they have been involved in the planning process. Glaesman stated former leadership at Cathedral supported the plan and discussion with current leadership continue as the plan evolves. Laraway asked what resident concerns have been heard. Glaesman stated some residents fear the changes and others are very excited. Perryman stated she serves on the RiverWalk Master Plan Task Force and several of the residents who were not in favor of the project in the beginning have changed their minds and are now promoters of the plan. Laraway questioned if 5<sup>th</sup> Ave. N would be reduced to a single lane of traffic. Perryman stated the two-way road will be reduced to 20 feet wide to still allow traffic to move both directions. She offered to talk to anyone in Laraway's ward that might have questions/concerns about the project. Improvements will start small with no impact to the housing or Cathedral High School in Phase 1.

Banaian questioned where the Lake Wobegon Trail will intersect the Beaver Island Trail. Glaesman stated the Lake Wobegon Trail will end at Hester Park. Laraway mentioned the City of Crosby has improved its trail system and is seeing the economic development benefits of doing so. He hopes to see that in the future in St. Cloud. Banaian stated future economic development proposals at Heritage Park would be shared with the EDA for review and comment.

**Old Business:**

**ESTABLISH WORK GROUP TO REVIEW REVOLVING LOAN PROGRAM**  
ACTION TAKEN: None

Mehelich stated the January 2011 transfer of economic development assets and authority from the St. Cloud HRA to the St. Cloud EDA included administration of the City's Revolving Loan Fund (RLF). The RLF was derived from repayment of Minnesota Investment Fund dollars awarded by State of Minnesota DEED to the City for providing low-interest loans to economic development projects that create quality jobs and increase tax base. Awarded loans were largely repaid to the State of MN, with a small percentage allowed to be maintained by the City for the purpose of establishing a RLF to support private economic development projects locally. The City and HRA Revolving Loan Fund Program Policy as revised in 2004. In 2014, DEED issued Operating Guidelines for Revolving Loan Funds seeded by State of Minnesota Investment Fund Awards. The fund is reaching a capacity that warrants the EDA's review and revision of policy guidelines for its ongoing use, including (1) program purpose and goals, (2) eligible projects and activities, and (3) job and wage goals. The current RLF balance is approximately \$320,000. In July 2016, the EDA created a subcommittee including Banaian, Jacques, and Lenzmeier to draft a revised policy. Banaian stated the subcommittee was put on hold until completion of the EDA Strategic Plan, which was completed in April 2017. Banaian recommended the subcommittee reconvene, but Lenzmeier is unavailable to serve at this time. Perryman offered to replace Lenzmeier and suggested Siyad be invited to participate as well. Banaian and Mehelich will meet in the upcoming month to discuss Banaian's suggestions. This item will be Old Business on the October 2017 agenda.

**Other Business**

**DIRECTOR'S REPORT**

ACTION TAKEN: None

Campion presented the 2017 Development Activity - July/August month end reports. Banaian requested YTD comparisons be included in upcoming reports.

Campion stated the City received four proposals from the 2018 – 2020 Economic Development Marketing RFQ. The EDA directed staff to proceed with consultant selection and share progress at future meetings.

Mehelich stated a draft of the hotel market study is under staff review.

Mehelich introduced the City's new Americorps VISTA worker Zamzam Mohamud who will be conducting research on advancing employment and entrepreneurship in the immigrant community.

Jenn Russell, Economic Development Coordinator, Central Minnesota Jobs & Training Services (CMJTS), presented the Region 7W Comprehensive Economic Development Strategy in Central Minnesota. Currently, the strategy is in the public review period that expires September 30, 2017. All comments should be emailed to Russell with all EDA members cc'd on email. CMJTS will submit to the U.S. Economic Development Administration on October 2, 2017.

Next regular meeting is Tuesday, October 3, 2017, at 4 p.m.

**Adjournment:** There being no further business, the meeting was adjourned at 5 p.m.