

— PINE ISLAND —

ECONOMIC DEVELOPMENT AUTHORITY

EST 1993

BOARD OF COMMISSIONERS
MONDAY DECEMBER 2ND 2024

TIME 5:30PM

DECEMBER BOARD MEETING AGENDA

- CALL TO ORDER
- APPROVAL OF NOVEMBER MINUTES
- FINANCIAL REPORT
- REVOLVING LOAN REPORT
- DEVELOPMENT PLAN
- DOWNTOWN INVESTMENT GROUP
- CHILDCARE INITIATIVE
- 2025 WORK PLAN
- DIRECTORS REPORT
- ADJOURN MEETING

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Meeting Minutes NOVEMBER 4 2024

CALL TO ORDER

Meeting called to order at 5:30pm by Ann Fahy-Gust

APPROVAL OF OCTOBER MINUTES

Motion made by David Friese to approve minutes, second by Mike Hildenbrand Vote 5-0

FINANCIAL REPORT

Mitch updated the board on the \$526 contracted services item, which was the EDA portion of the accounting software the City uses. Mitch also informed the board the telephone charge was a billing error and has been corrected to \$53 a month moving forward. Motion to approve made by Mike Hildenbrand, second by David Friese. Vote 5-0

REVOLVING LOAN REPORT

Motion to approve the revolving loan report by Mike Hildenbrand. Second by David Friese. Vote 5-0

RAEDI INVESTMENT

Mitch presented the RAEDI investment invoice to the Board and discussed the things RAEDI has done over the last year including listing our commercial properties for sale, holding a housing forum, and the continued the communities council. Motion made by Brian Hale to approve the RAEDI Investment. Second by Brandon Bertsinger. Vote 5-0

INVOICE CEDA CONTRACT

Mitch presented the CEDA contract to the board and informed them of the 5% contract increase from 2024 to 2025. He informed the Board that the contract and services they currently receive will stay the same. The Board discussed what hiring someone directly versus continued services with CEDA. Mike Hildenbrand motioned to accept the CEDA contract. Second by Brian Hale. Vote 5-0

DEVELOPMENT PLAN

Mitch updated the board on the NE Pine Island industrial development. The company pursuing the purchase of the land is Ryan Companies and they have now met with Pine Island Township to discuss the process of annexation. Mitch informed the board of the type of work Ryan Companies has done in the past, but as of now we are unaware of what the end use will be or the end user of the property.

DOWNTOWN INVESTMENT GROUP

Ann proposed a time for the Investment Group of Mitch Massman, Brian Hale, and Mike Hildenbrand to meet to discuss the short form that can be presented to investors. Date set for November 8th.

KTTC AD UPDATE

Mitch presented the completed commercial from KTTC for the Board to review and comment on. The board discussed an opening image that was not of the industrial park and to add the city's website to the bottom of the screen throughout the entire commercial. The Board directed Mitch to reach out to KTTC to make these adjustments.

DIRECTOR'S REPORT

Mitch discussed his recent activities including working with Jo's Coffee Truck who is looking for a building in town but has not been able to get a deal done that works for them. They are now in discussions with Island Market about a potential partnership where they can park in their parking lot. Mitch has also spoken with a business owner who is looking to sell their business and connected them with a business broker.

ADJOURN MEETING

Motion to adjourn by Mike Hildenbrand, second David Friese. Vote 5-0 6:24pm

Members Present: Ann
Fahy-Gust, Brian Hale,
Brandon Berstinger, Mike
Hildenbrand, David Friese

Guest: Steven Scheevel,
Mitch Massman

Pine Island EDA Work Plan 2025

Walter Property Commercial Development

- Payoff contract for deed
- Begin pre-development process
 - Work with County on access point
 - Pre-plat design
 - Soil borings
 - Obtain quotes for infrastructure extension
- Sell 1 acre to LP Collision as part of previous agreement
- Begin advertising
- Types of businesses to target
 - Coffee Shop
 - Hotel
 - Fast Food
 - Pizza place
 - Retail/office space
- Create RFP for multi-family housing development.

Northeast Development

- Do they need EDA assistance?
- Infrastructure Grant?

Childcare Initiative

- More volunteers needed. Currently have 4 plus 1 council member being volunteered
 - EDA commissioner as volunteer?
- Hold initial meeting in January and determine meeting frequency with the group

Downtown Business District

- Real Estate Investment
- Promote Façade Program
- Discuss with small businesses about what support they need from EDA other than grants
- Beautification Projects
 - Art
 - Bench upgrades

- More Flower baskets?

KTTC Advertising Campaign

- When do we begin the campaign? May?
- How many dollars are we dedicating to the advertising campaign?

Quality of Life

- Mural completion
- Kayak rentals
- Trail extensions?

Meeting 1: Where we are today and what outcomes we want to achieve.

<p>Introductions</p> <p>Tell us about yourself and why childcare is important to you.</p>
<p>What do you want to see as an outcome of this group?</p>
<p>What is the biggest issue you are facing in childcare?</p>

What data do we need to obtain to better understand the childcare issues Pine Island is facing?

- a. How many providers do we have now?
- b. How long are waiting lists?
- c. How many providers are close to retirement age or considering leaving the profession?
- d. Other?

Why are we seeing more providers leave than enter the industry?

- a. Retirement?
- b. Regulatory requirements?
- c. Licensing?
- d. Other?

Meeting 2: Understanding the impact on providers, the community, and employers.

<p>Review previous meeting and providing any update.</p>
<p>How do providers respond when other providers leave the industry?</p> <ul style="list-style-type: none">• Do current providers feel stress as more providers leave?• Can you absorb additionally overflow of children needing care?• Open discussion
<p>What is the impact on our community?</p> <ul style="list-style-type: none">• Do people move to or away from our community due to childcare access?• What is the additional travel time for parents?• Open discussion

How does childcare access affect our business community?

- Do employers struggle to retain employees due to childcare availability?
- Would people go back to work if they had affordable care options?
- Would people shop more locally if they did not have to travel outside of town for childcare?

How would more providers positively or negatively impact you?

Open discussion

Meeting 3: Recruiting additional providers and providing understanding resources available.

How do we recruit more providers?

- Why did you enter the provider field of work?
- What are traits that makes someone good at this work?
- What are the barriers to entry, if any?
- Open discussion

What resources are available?

- Best resources for current providers? Where do you find them?
- What resources are needed for new or aspiring providers?
- What can the City of Pine Island do to help provide additional resources?
- Open Discussion

Is there a role employers can play to assist current and future providers?

- Open Discussion

Meeting 4: Action steps and continuing the conversation into the future

What are the best options for increasing availability and keeping costs affordable?

- In-home?
- Center?
- Pods?
- Mixed options?

Are there any other alternatives to solving affordable childcare needs?

Continuing the conversation.

- How frequently should we meet?
- How do create action out of the information we have discussed?

Community Education

The Need

- [More than two-thirds](#) of children ages 5 and under need childcare because all of their available parents are in the workforce.
- At the same time, childcare can be hard to find and even harder to afford. According to [a new report from Care.com](#), on average, working parents with young children are spending 24% of their income on child care.
- And 20% say they spend more than \$36,000 on childcare in a year. That's more than in-state college room and board or the average year of rent.

The Impact: Families and Women

- Not having child care — or enough child care — costs individual parents more than \$5,500 a year, or [more than \\$78 billion](#) in total.
 - According to a [Women's Bureau report](#), child care prices accounted for up to 75% of income for single-parent households.
 - Childcare expenses affect the ability of parents to go to work. According to [a bipartisan poll conducted on behalf of FYFF](#), more than half (52%) of voters say they (or someone they know) has had to miss a shift or reduce hours at work or cut back on household essentials (51%) because of a problem with their child care situation.
 - And nearly 60% of non-full-time working parents [say they would go back to work full time](#) if their child had access to quality child care at a reasonable cost.
 - Many women cut their hours or drop out of the workforce entirely due to childcare challenges. This has a massive impact on both short-term financial security as well as [long-term retirement savings](#).
- o (According to one 2023 study, every woman at a senior management level who gets promoted, two women leave their jobs, most [citing child care](#) as a major reason.) For example, a woman making \$60,000 a year who takes five years out of the workforce could see nearly \$100,000 less in retirement savings (assuming a 7% rate of return), according to [a recent joint white paper](#) published by Oster and TIAA.

The Impact: businesses

- On average, [businesses lose \\$1,640 a year](#) for each working parent due to lost revenue and hiring costs because of insufficient child care, totaling \$23 billion annually.
- In FFYF polling of small business owners, 88% of business owners agree that employees who have young children will be more likely to remain in the workforce if they have access to affordable, high-quality child care and [78% said their business would be on stronger footing](#) if their employees had better access to affordable, quality child care.
- A study by the [National Association of Manufacturers](#) found that a lack of child care was a top issue for all workers and addressing that lack could help close the skills gap and fill jobs.
- [Sen. Lisa Murkowski](#) (R., AK) has also cited childcare challenges as a military issue. “I had a sit down with the head of the commander from Joint Base Elmendorf Richardson, and he’s telling me the number one challenge he’s got right now when it comes to military readiness is the availability of childcare.”

The impact: the economy

- According to recent studies, child care challenges cost the United States economy an [estimated \\$122 billion a year](#).
- The opposite is also true. Many people don’t realize that federal funding for child care programs is [more than double](#) the combined investment of state and local governments. (For comparison, in the K-12 system, federal funds account for [less than 10% of funding](#), compared to 90% from state and local governments.)
- Investing in high-quality child care and early learning programs can generate up to [\\$7.30](#) per every dollar invested, and the availability of early childhood education programs attracts homebuyers and increases property values by [\\$13 for every dollar invested](#) in programs.

Director's Report

Work Plan

- Land Development
 - The closing date with Prairie Island is set for December 4th. Once this is completed the City needs to pay MnDOT and then will assess how much money is left and how to best utilize the funds.
 - Northeast Development continues to move in a positive way.
 - Walter Property to be main part of the 2025 work plan
- Housing Developments
 - Reached out to Father Kasel but have not heard back about how the conversation went with his congregation about housing on their property.
- Downtown Storefronts
 - Real Estate Investment committee met to continue discussing how to move the group forward.

Business Contact

- Spoke with a business owner who is considering an expansion in town. They are working through their plans in the future and will maintain a connection with the EDA if they need assistance in the future.

Potential Grants/Financial Assistance

- Completed T-Mobile grant for the community mural. We will find out in January if we have received the grant.
- Researching infrastructure grants to determine if they can be used for the Walter Property or the northeast development.

Miscellaneous

- Created draft of 2025 work plan
- Created draft syllabus for the childcare initiative group
- Attended RAEDI's Community Council meeting