

— PINE ISLAND —

ECONOMIC DEVELOPMENT AUTHORITY

EST 1993

BOARD OF COMMISSIONERS

MONDAY JUNE 3RD 2024

TIME 5:30PM

JUNE BOARD MEETING AGENDA

- CALL TO ORDER
- APPROVAL OF APRIL MINUTES
- FINANCIAL REPORT
- REVOLVING LOAN REPORT
- DEVELOPMENT PLAN
- EDA COMMISSIONER LETTER OF INTEREST
- DOWNTOWN INVESTMENT GROUP
- KTTC ADVERTISING TAGLINE/SCRIPT
- DIRECTORS REPORT
- ADJOURN MEETING

Meeting Minutes APRIL 1 2024

CALL TO ORDER

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

APPROVAL OF DECEMBER MINUTES

Motion made by Brian Hale to approve minutes, second by Mike Hildenbrand Vote 4-0

FINANCIAL REPORT

Motion to approve made by Mike Hildenbrand, second by Brian Hale. Vote 4-0

REVOLVING LOAN REPORT

Mitch informed the board that all loans are paid on time to date. Motion to approve the revolving loan report by Mike Hildenbrand. Second by Ryan Olson. Vote 5-0

DEVELOPMENT PLAN

Mitch and the board discussed the results of the Hotel Feasibility Study. This included the best location being on the east side of Highway 52 across the highway from SxSE Brewing and on the Walter Property. Additionally, Mitch informed the board that he has reached out to a couple of potential investors and a group reviewed the study and is interested in having further conversations. This meeting will be scheduled at a later date.

DOWNTOWN BUILDINGS DISCUSSION

Ann, Brian, and Mitch informed the board that they will be meeting with an attorney from Hellmuth and Johnson who has assisted in drafting similar structured businesses like we are attempting to create. This meeting is set for Thursday, April 4th.

BUSINESS MAGAZINE INTERVIEW

Mitch informed the board that Business View Magazine is doing a series of articles on cities in MN and they would like to write one about Pine Island. This interview is set for April 11th at 11am. Before the article can be published, the magazine would need to find a local business or businesses to purchase an ad for \$2,950 before publishing.

BUSINESS AFTER HOURS

EDA discussed when they would like to host the next business after-hours event. The event will take place on May 9th at either Bird's Auto or Miller's Express Cars. David Friese will meet with Jason from Bird's Auto to discuss.

Brian Hale motioned to authorize up to \$500 in spending for the event. Mike Hildenbrand seconded. Vote 5-0

DIRECTOR'S REPORT

Mitch informed the board that he will be sending them all a copy of the Business Retention and Expansion Survey for their review and feedback prior to sending it out to all of the businesses.

Mitch and Steven informed the board of grant application and funding updates. Including \$1,250 received from SMIF for inclusive playground equipment, a grant letter of inquiry to the Blandin Foundation for inclusive playground equipment, and potential grants for a community mural.

Mitch asked the board if they would like to differentiate from nonprofit and for profit business when considering façade improvement loans as the American Legion is considering applying. The Board would not like to differentiate from the two and will consider all applicants.

ADJOURN MEETING

Motion to adjourn by Brian Hale, second by Mike Hildenbrand 6:01pm

Members Present: Ann
Fahy-Gust, Mike
Hildenbrand, Ryan Olson,
Brian Hale, David Friese

Guest: Steven Scheevel,
Mitch Massman

Dear Board Members,

I hope this letter finds you well. I am a local business owner that has an interest in joining your board. Having witnessed the growth and potential of Pine Island, I am very much interested in contributing my skills and ideas to help shape its future.

I strongly believe that my community is critical to my life. Pine island is my home as well as the home to my business. That is the reason why I want to participate in local and community development undertakings.

I understand the difficulties that new entrepreneurs and residents may face, along with the great potential for opportunities within the city. I am eager to meet with other board members to help set a path forward that can help stimulate sustainable growth in our community.

I would like to bring the skills I have learned over the past 15 years as a business owner. I will have a focus on bringing economic growth to Pine Island all while maintaining the small-town charm of the community. I would like to help to develop a plan that will generate interest from investors for new stores, industrial spaces and new residences.

Thank you for considering my application. I look forward to contributing to the economic development of our town.

All the Best,

Brandon Miller



Project: What's Up in PI?

Duration: 30

Producer: Lucas Simonson

Date: March 13th, 2024

VIDEO	AUDIO
<p>Wide Drone Shot of pine island</p> <p>Gimble Shots of people playing pickleball</p> <p>Quick Shots of the different restaurants and bars (Could be stock footage too)</p> <p>Drone shots of all the individual parks</p> <p>Drone and gimble shots of canoe going down the river</p> <p>Gimble shots of bike being rented, all the different bike options, etc.</p> <p>Shot of biker traveling down the Douglas Trail</p> <p>Wide Drone Shot of pine island</p> <p>Graphic: City Logo</p> <p>Tag line</p> <p>Website</p>	<p>Pine Island is the perfect summer destination with so much to discover and enjoy.</p> <p>Including over twenty parks, pickleball, and great restaurants and bars.</p> <p>Find adventure at Trail Head Park, Collins Park, and Z-Trail Park, all with canoe launches along river.</p> <p>And on weekends, pop over to Borrow-A-Bike and choose from over 100 bikes. Perfect for riding down the Douglas Trail from Pine Island to Rochester.</p> <p>So what's your excuse? Experience Pine Island today.</p> <p>Pine Island</p> <p>Small town atmosphere, big time excitement.</p>

Director's Report

Work Plan

- Land Development
 - Had an in-person meeting with a construction firm about the Hotel. They will be working with some investment groups they have built for in the past. Their goal is to help us find a group to develop the hotel.
 - Project with DEED and Xcel continues to move forward. There are still 7 months left in their due diligence period, but they are continuing to study their area.
- Housing Developments
 - Drafting an RFP that we can use to send to developers of multi-family facilities.
 - Developers are moving forward with housing development on the north side.
- Downtown Storefronts
 - City staff is working with city attorney on the direction of nuisance ordinances.
 - Working with an individual to open a store front downtown. Will be connecting him with a mentor.
 - Contacted a business owner about a possible satellite location in town. Have not heard back.

Business Contact

- Met with Island Paws who had a few questions about their CUP with the city as well as needed a contact for someone to help with their bookkeeping. I followed up with the city who are completing a review of the CUP and provided multiple contacts for a bookkeeper.
- The attorney working with the Subcommittee to create a private real estate group in Pine Island is working on drafting articles for how the organization should be run.
- Met the new owners of El Gallo and had a discussion with them about how to improve their business marketing.

Potential Grants/Financial Assistance

- Completed Lowe's Hometown Grant that could provide upwards of \$150,000 for the inclusive playground. No Update
- Our letter of interest to Blandin Foundation was not accepted to proceed with a full grant application.
- Continuing to work through the community mural process. This item was brought to the Park Board. Brandi Staloch and I are working on moving this forward.

Miscellaneous

- Beginning the planning stages for a car show to be held in late summer or the fall. The goal is to work with the Chamber of Commerce or the Fire Relief Association as the nonprofit organization to raise funds from sponsorships.
- KTTC commercial planning is underway. We intend to focus on recreation and other things to do in town like entertainment. The goal is to begin production in June after pickleball courts have been painted with airing in July.

- Working on updating the city website pages related to the advertising campaign we intend to run during the summer. This is in conjunction with the KTTC Ad
- CEDA Planning Department is finalizing the comprehensive plan and has submitted a draft for the city and steering committee to review.



RAEDI Communities Council April 15, 2024

Minutes

Attending: Kirk Bustrom, RAEDI, Molly Schmidt, RAEDI, John Wade, RAEDI, Mitch Massman, City of Pine Island, Michele Peterson, City of Chatfield, Will Geisen, City of Plainview, Ian Albers, City of Kasson, Al Roder, City of Byron, Chris Giesen, City of Chatfield, and Tom Monson, city of Kasson.

Call to Order at 1:15 p.m. by Michele Peterson, Communities Council Chair

Round Robin:

Byron – Three new plats and new annexation happening - all housing related. Plans for a multi-family housing unit were submitted and the group will break ground in May. This will be 52 units of multi-family housing. Single family in the three plats are 60 units. Byron is looking for nonresident input through a short survey on questions about Byron. The survey is 5-7 questions and RAEDI will put it in their eblast and encourage people to participate. The survey is open for 3 weeks.

Pine Island – The city's hotel feasibility is done. The study was positive, and they are looking at mid-to-upscale hotels like a Country Inn and Suites. They are looking for \$3M in capital investment to develop the hotel. People can contact Mitch Massman or Elizabeth Howard in Pine Island for more information. Mitch asked RAEDI to spread the word to investors.

Kasson – Kasson has the Egan Company coming to Kasson as well as an athletic facility. There are a couple of lots on main street in Kasson that the EDA owns, and someone who wants to put up a building will be going to present at the May EDA meeting. On the housing side of things, there was one new plat that got approved for 46 units of single-family housing. There was another proposal for 118 units of workforce rental housing. This one experienced quite a bit of opposition during the public hearing so it has been tabled.

Community Roundtable Forums

Discussion took place on having forums on sectors of the economy like agriculture or manufacturing as examples, or topics important to a community such as housing, as an example. The group discussed that the forums could address opportunities and threats, gaps to fill, and workforce issues that our businesses in our region, and the smaller communities, are facing. The first roundtable/forum suggestion was to host a manufacturing event in Chatfield. Michele and Chris side they would be willing to reach out to their manufacturers to see what they think good topics would be for the roundtable and who the audience should entail. They will report at the next Communities Council meeting.

Tom Monson discussed that it sounded like the group had two parts to this concept. First, that the communities would hear from the manufacturers and our target audience might be city staff, elected officials, etc. The second part would be something targeted toward the manufacturers themselves focused on tools or legislative efforts or hearing from each other on best practices, industry factors, or demographic trends that may impact labor force.

There would be the community side and the manufacturer side. Kirk said the value proposition is to highlight communities and industry partners. We are giving a voice to say what things impact economic development around a particular industry we are focusing on at the forum. Kirk offered that he will take what we heard from the group today and put together some ideas based on the discussion.

Next Meeting: Monday, May 13th at 1 p.m. (Zoom)

Meeting adjourned at 1:50 p.m. by Michele Peterson