

**MINUTES  
CITY OF LONSDALE  
ECONOMIC DEVELOPMENT AUTHORITY  
JANUARY 20, 2011**

**1. CALL TO ORDER**

President Lieske called the meeting to order at 7:01 am in the City Council Chambers at 415 Central St. W.

**MEMBERS PRESENT:**

Furrer, Duban, Lieske, Kuchinka, Dietz and Daleiden

**MEMBERS ABSENT:**

Chris Pierskalla

**STAFF PRESENT:**

Joel Erickson, City Administrator

**OTHERS PRESENT:**

Mayor Rud and Lonsdale Area Chamber of Commerce President Andrea Nelson

**2. AGENDA**

Lieske asked if there were any additions or deletions to the agenda. A motion was made by Daleiden and seconded by Kuchinka to approve the agenda as presented. Vote for: Furrer, Duban, Lieske, Kuchinka, Dietz and Daleiden. Against: None Vote 6-0. Motion carried.

**3. APPROVAL OF THE MINUTES FROM THE DECEMBER 16, 2010  
REGULAR MEETING**

Lieske asked if there were any additions or deletions to the minutes. A motion was made by Kuchinka and seconded by Duban to approve the minutes of the December 16, 2010 regular meeting. Vote for: Furrer, Duban, Lieske, Dietz, Kuchinka and Daleiden. Against: None Vote 6-0. Motion carried.

**4. TREASURER'S REPORT**

Erickson said the Board had a beginning balance of \$229,487.83, receipts of \$1,972.43 and expenses of \$0.00 for an ending balance of \$231,460.26. Erickson said revenues came from loan payments and Lonsdale 1<sup>st</sup> fees. He said Lonsdale Hardware, Marlys Benolken and Children's Learning and Adventure Center made their payments are current on their payments. He said he has called Heritage Heating & Air several time this year and has not received a phone call back. Erickson said Heritage Heating & Air are still delinquent on their payments. Erickson also reviewed a legal bill in the amount of \$1,807.00, which pertained to the NPO negotiations. A motion was made by Furrer and seconded by Duban to approve the Treasurer's Report and monthly bill. Vote for: Furrer, Duban, Lieske, Kuchinka, Dietz and Daleiden. Against: None Vote 6-0. Motion carried.

## 5. OLD BUSINESS

- a. Update on Lonsdale Sign Adjacent to I-35  
Erickson said he spoke to Deanna Kuennen and Gary Weiers of Rice County to build support for the EDA's sign project and proposed zoning text amendment. He said he was advised to not propose a zoning text amendment but rather work with staff to get approval for the project. He said he was optimistic about an administrative approval for the project.
  
- b. Update on Nature's Prime Organic Foods  
Erickson informed the Board that the project was not going to happen in Lonsdale.

## 6. NEW BUSINESS

- a. Conduct the Drawing for the 3<sup>rd</sup> Round of the Lonsdale 1<sup>st</sup> Program Prizes  
Lieske drew the following winners for the raffle:
  1. Grand Prize – Treasurer Island Over Night Stay: Fred Herring
  2. Custom Cuts - \$50.00 Gift Certificate: David Kalal
  3. Whistle Stop Tavern & Grill \$25.00 Gift Certificate: Janet Packard
  4. Home Oil / Double "D" Towing - \$25.00 Gift Cert.: Colleen Goettl
  5. Quilting by the Hearth - \$25.00 Gift Certificate: Sue Peterson
  6. Great Wrench - \$25.00 Gift Certificate: Jeff Kubes
  
- b. Conduct Elections for 2011 Officer Positions of: President, Vice-President, Secretary and Treasurer  
Erickson said the January meeting is the Board's Annual Meeting and according to the By-Laws, elections should be conducted. Lieske said that nominations for Officer positions was open. A motion was made by Daleiden and seconded by Duban to cast a unanimous ballot for Lieske as President, Duban as Vice President, Erickson as Secretary and Joyce Skluzacek as Treasurer. Vote for: Furrer, Duban, Lieske, Kuchinka, Dietz and Daleiden. Against: None Vote 6-0. Motion carried.
  
- c. Review Proposed Revisions to the By-Laws of the Lonsdale Economic Development Authority  
Erickson said with this being the Annual Meeting, the By-laws should be reviewed for proposed changes. He said the changes he was proposing were typographical. Kuchinka said Article IV, Number 6 should read "from time to time by resolution." Duban said Article IX, Number 1 should read "shall prepare an annual report". A motion was made by Daleiden and seconded by Kuchinka to approve the proposed revisions to the By-Laws. Vote for: Furrer, Duban, Lieske, Kuchinka, Dietz and Daleiden. Against: None Vote 6-0. Motion carried.
  
- d. Establish Schedule for 2011 Business Visits  
The Board discussed conducting new and existing business visits. Kuchinka asked if the Board could do the visits on Thursday at 10:00 am following the

EDA meeting and the Chamber's Thursday Chat. Board members said it would work for them. Erickson said the Hardware Store and Damian Redlegs still need to be visited. He reviewed a possible format for existing business visits. The Board agreed it wanted to continue the business visits.

e. Review 2010 Goals and Establish 2011 Goals

Erickson said the City Council discussed goals specific to economic development at their January 13, 2011 meeting and Mayor Rud was present to hear what the Board's thoughts were on an incubator/industrial building that would be privately financed, constructed and leased. Mayor Rud said wants to make sure the EDA and City Council have the same vision. He said he and the City Council want to see an industrial building privately built on the City's vacant lot in the new industrial park with minimal incentives being provided. Daleiden said because of the NPO project, developers have shown interest in building a building in town. He said the Board should figure out what the minimum requirements are for a national company to locate in Lonsdale. Mayor Rud said it sounds like the EDA and City Council have the same vision and a Request for Proposals (RFP) should be drafted for the building. Furrer asked if the focus should be on the City's vacant lot, the proposed business park adjacent to Highway 19 or the possibility of a land swap with a developer. Kuchinka asked what other communities are doing. Mayor Rud said in the past, cities have reduced land prices, provided Tax Increment Financing (TIF), etc. He said with cities being strapped for cash, cities are not going to be as aggressive as they were five years ago. Daleiden reviewed some requirements for a building if the city would provide any incentives. He asked the Board if they agreed with moving forward on a privately financed and owned building. The consensus of the Board was yes. Daleiden said it would be great if the City could get a company to construct a commercial building in the Rolling Ridge Marketplace development for commercial businesses to lease space in. The Board discussed having the Chamber assist in calling businesses. Nelson said she is constrained on time but would discuss it with her Board. Kuchinka said if the Chamber is too busy, EDA members should make the calls. Nelson said she could act as a funnel for this information. Erickson said the Board should get him questions they want asked and he would make the calls to companies for interest in Lonsdale.

A motion was made by Furrer and seconded by Kuchinka to approve the following 2011 goals for the EDA:

1. Construction of an industrial building;
2. Marketing / promotion of all vacant land and buildings in Lonsdale; and
3. Continue with the new and existing business visits

Vote for: Furrer, Duban, Lieske, Kuchinka, Dietz and Daleiden. Against: None  
Vote 6-0. Motion carried.

**7. OTHER BUSINESS:**

a. Thursday Chat with the Chamber – 9:00 am After EDA Meeting

Lieske reminded the Board that the Third Thursday Chat will be at 9:00 AM at the Chamber Office. Nelson said this month's Chat is not being held.

b. Consider Approval of a Booth at the Lonsdale Area Chamber of Commerce's Showcase

The Board discussed whether or not to have a booth at the Showcase or to be a sponsor. A motion was made by Furrer and seconded by Duban to be a Basic Sponsor in the amount of \$50.00. Vote for: Furrer, Duban, Lieske, Kuchinka and Daleiden. Against: None Vote 5-0. Motion carried.

**8. ADJOURNMENT:**

A motion was made by Duban and seconded by Furrer to adjourn the meeting at 8:32 am. Vote for: Furrer, Duban, Lieske, Kuchinka and Daleiden. Against: None Vote 5-0. Motion carried.

Respectfully Submitted:

---

Joel A. Erickson, City Administrator