

**MINUTES  
CITY OF LONSDALE  
ECONOMIC DEVELOPMENT AUTHORITY  
SEPTEMBER 20, 2012**

**1. CALL TO ORDER**

President Lieske called the meeting to order at 7:00 am in the City Council Chambers at 415 Central St. W.

**MEMBERS PRESENT:**

Dietz, Duban, Lieske, Kuchinka, Pierskalla and Daleiden

**MEMBERS ABSENT:**

Furrer

**STAFF PRESENT:**

Joel Erickson, City Administrator

**OTHERS PRESENT:**

Devin Reyes, Lonsdale Area Chamber of Commerce Executive Director

**2. AGENDA**

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

**3. APPROVAL OF THE MINUTES FROM THE AUGUST 16, 2012 REGULAR MEETING**

Lieske asked if there were any additions or deletions to the minutes. A motion was made by Duban and seconded by Dietz to approve the minutes of the August 16, 2012 regular meeting. Vote for: Dietz, Duban, Lieske, Kuchinka, Pierskalla and Daleiden. Against: None Vote 6-0. Motion carried.

**4. TREASURER'S REPORT**

a. Consider Approval of the August 2012 Treasurer's Reports

Erickson said August had a beginning balance of \$240,601.93, revenues of \$1,071.62 and expenses of \$0.00 for an ending balance of \$241,673.55. He said the only bill for review is from Huckle Media, LLC for advertising the Small Cities Development Program grant project close out public hearing in the amount of \$22.20. A motion was made by Daleiden and seconded by Kuchinka to approve the August 2012 Treasurer's Report and the one invoice. Vote for: Dietz, Duban, Lieske, Kuchinka, Pierskalla and Daleiden. Against: None Vote 6-0. Motion carried.

## 5. OLD BUSINESS

### a. Update on Lonsdale EDA Sign Adjacent to I-35

Erickson informed the Board that MnDoT has denied the permit for the proposed sign adjacent to I-35. He said the reason was because the sign did not meet the requirements of “regional significance” and improper zoning. Erickson said the options to get the sign permit approved are: (1) place the sign on property zoned commercial; (2) contract with an advertising company that owns a billboard adjacent to I-35. Erickson said there is no property zoned commercial between Highway 19 north to the Rice/Scott County line.

### b. EDA (Main Street) Sign on Lonsdale Telephone Property

Erickson said this topic was discussed at the last EDA meeting. He provided the Board the City’s current sign ordinance pertaining to off-premise signs. He said the City Council would have to approve the proposed sign because it is not an allowable sign. He said since it is within 600 feet of Highway 19, MnDoT would also have to review and approve the sign permit. Erickson suggested that the Board and Planning Commission review the sign ordinance, specifically projecting signs. Erickson said the current ordinance allows for a two foot wide projecting sign. He recommended not moving forward with the proposed sign on the east side of town and possibly amending the City’s sign ordinance to allow for larger projecting signs in the B-3, Central Business District (Main Street). The Board agreed to not proceed with the proposed sign and to have the Planning Commission considering amending the City’s sign ordinance to allow for larger projecting signs.

### c. Updated on MN DEED Capital Projects Grant Award of \$1,500,000.00 / Proposed Business Park

Erickson informed the Board that the City’s \$2,121,800.00 grant application was approved in the amount of \$1,500,000.00. He said ninety grant applications were submitted and nine were funded. He said the City’s application scored the fourth highest in the state. Erickson said he would keep the Board updated as the project moves forward.

### d. Update and Discuss Park Improvements to the Property Located at 127 Main St. N. / Purchase of 133 Main St. N. (Carey) Property

Erickson said he did not have an update on the project. He said the Carey property located at 133 Main Street N. is still for sale and staff has received several calls from potential purchasers asking what the permitted uses are according to the City’s zoning code. He said if the City/EDA want to control the future use of the property and considering the park improvements to be made to the adjacent property, the Board should discuss making a recommendation of purchasing the property to the City Council. Erickson said if the property is purchased, it is likely the building will be demolished, leaving only two commercial buildings on the west side of Main Street North. Lieske asked if the building had any historical value. Erickson said probably not, give the costs to rehabilitate the building to its original character. Dietz said the property should

be purchase, the building demolished and the land used for a park. Lieske asked if anything would be done with the Lonsdale Oil building considering it has been for sale in the past and/or currently is. The Board discussed how the Lonsdale Oil property could be used in the future or as part of a redevelopment project. Lieske asked what the Board's thoughts were. Pierskalla asked if the City purchased the property, would EDA funds be used. Erickson replied no. Kuchinka said if the property is purchased, the proposed park needs to be redesigned to include the land so future phases do not look like an afterthought. Erickson said the Board should consider committing additional funds to be park if it is designed/built on two lots. Erickson said he would contact Carey's realtor and provide and update at the next meeting.

e. Discuss the Lonsdale 1<sup>st</sup> Program

Erickson said the program will run between November 1<sup>st</sup> and December 31<sup>st</sup> and the last item needing to be decided is the prizes. Erickson said he spoke with Devin Reyes of the Lonsdale Area Chamber of Commerce regarding using Chamber Checks as the prizes. He said Chamber Checks will work as long as the business is a chamber member and/or banks at Frandsen Bank & Trust in Lonsdale. After discussing the topic, the Board agreed that all prizes would be Chamber Checks as follows: (1) \$500.00 grand prize, (1) \$100.00 prize and (3) \$50.00 prizes. A motion was made by Daleiden and seconded by Dietz to approve purchasing \$750.00 in Chamber Checks as prizes for this round of the Lonsdale 1<sup>st</sup> Program. Vote for: Dietz, Duban, Lieske, Kuchinka, Pierskalla and Daleiden. Against: None Vote 6-0. Motion carried.

f. Review of Rice County Housing Study

Erickson said the Housing Study was reviewed at the last meeting and it was requested to add it to this agenda for discussion. Kuchinka asked if there was a way the City could advertise local builders/developers on its website. Erickson said it is possible and the EDA's page on the City's website had commercial properties that were for sale listed on it but it is a daily task to make sure all the information is up to date. Erickson said there is a need for "affordable/market rate" rental housing in Lonsdale.

**6. NEW BUSINESS**

a. Lonsdale Area Chamber of Commerce Financial Request for 2013 – Devin Reyes, Lonsdale Area Chamber of Commerce Executive Director

Reyes said that since Community Days, she has been meeting with retail businesses and during those meetings, owners have made comments about having a ladies night out. She said she was requesting funding to assist with financing the advertising and prize associated with "The Lonsdale Crawl". Dietz said it is a great idea and worked well last year when three of four businesses teamed up and did a similar event. A motion was made by Dietz and seconded by Daleiden to approve providing no more \$250.00 for the 2012 "Lonsdale Crawl". Vote for: Dietz, Duban, Lieske, Kuchinka, Pierskalla and Daleiden. Against: None Vote 6-0. Motion carried. Lieske asked if Reyes had anything else to discuss. Reyes

said the LACC will probably begin working on an updated Resource Guide for 2013 and request funding from the EDA. She also said she is working with Community Education on scheduling business workshops.

**7. OTHER BUSINESS**

a. Additional Items to be Discussed

None

b. Items for the October 2012 Agenda

The Board requested the following items be placed on the October agenda: (1) Lonsdale 1<sup>st</sup> program and (2) the Carey property.

**8. ADJOURNMENT**

A motion was made by Daleiden and seconded by Pierskalla to adjourn the meeting at 8:44 am. Vote for: Duban, Lieske, Kuchinka, Pierskalla and Daleiden. Against: None Vote 5-0. Motion carried.

Respectfully Submitted:

---

Joel A. Erickson, City Administrator