

The Scandia Economic Development Authority met in the Board Room at the Scandia Community Center on Monday, November 14, 2016 beginning at 6:30pm.

Commissioners Present: Bob Hegland, Dan Lee, Robert Feidt, Greg Isaacson, and Bruce Swenson.

Staff Present: Neil Soltis

Also present: County EDA Director Chris Eng and County Commissioner Frank Miron

Swenson called the meeting to order at 6:30pm.

Motion by Lee, seconded by Swenson to approve the July 11, 2016 minutes. Motion carried.

Motion by Lee, seconded by Isaacson to approve the agenda. Motion carried.

**Update on Washington County CDA** – Chris Eng report on the CDA’s activities including meeting with Frontier regarding broadband access, the proposal for the County to fund an “Open to Business” program that would provide technical assistance and gap financing for small businesses and, the effort to provide raise the profile of Washington County through marketing visits and attendance at site selector and commercial realtor events.

**Discussion on incentives and strategies to support development** – The Board discussed additional forms of incentives and assistance that could be utilized to support development. Options discussed included County CDBG revolving loan funds, USDA grants and loans, CDBG grants and loans, State Public Facility loans, tax increment financing, and tax abatement. Eng offered to attend the net meeting to provide information on the TIF and tax abatement.

**Discussion on potential development opportunities** – The Board discussed the potential to attract a senior housing community to the City. Eng noted that a housing demand study conducted by Washington County in 2013 indicated a demand for 59 assisted living rental housing units and a demand for 10 memory care rental units in Scandia by 2020. The need to identify the cost for utilities needs to be determined in advance of approaching potential senior housing developers. Soltis noted that portions of the property that would best suit the project is partially zoned Village Neighborhood and part zoned Village Mixed Use B. Multifamily life-cycle housing is a conditional use in the VN district with a minimum lot area per dwelling of 1 acre / unit. Assisted living and State licensed residential facilities are also conditional uses with a density of 2.5 acres per unit. State licensed residential facilities serving 1-6 persons are an allowed use in the VMU-B district with Community Residence (serving 7 to 16 persons) , Multi-Family Residence, Residential Facility, State Licensed (serving 7 to 16 persons), Nursing Homes, and Residence, Assisted Living as conditional uses on parcels with a minimum lot size of 2.5 acres.

**Update on Comprehensive Planning Process** – Soltis reported on the award of the work on the 2040 Comprehensive Plan to Bolton-Menk and reviewed the process and economic development

tasks. The Board discussed the number and types of businesses in the community and the potential for attracting businesses to the City and growing existing businesses.

**Next Meeting** - The next meeting was set for Monday, December 12, 2016 at 6:30 pm.

Motion by Swenson, seconded by Lee to adjourn at 8:10 p.m. Motion carried.

Respectfully Submitted, Neil Soltis, Secretary

DRAFT