

**MINUTES  
ECONOMIC DEVELOPMENT ADVISORY  
MARCH 16, 2020**

The meeting was called to order at 6:40 p.m.

Present: Commissioners: Prudhon, Ruzek, McCune; Clerk Treasurer: Christopherson; Attorney: Chad Lemmons; Town Planner: Tom Riedesel

**APPROVAL OF AGENDA (Additions/Deletions):** McCune moved approval of the agenda as submitted. Ruzek seconded. Ayes all.

**APPROVAL OF EDA MINUTES OF FEBRUARY 19, 2020:** Ruzek moved approval of the EDA minutes of February 19, 2020. McCune seconded. Ayes all.

**5253 EAGLE STREET – FIRE DEPARTMENT RENTAL HOUSE:** The Town Clerk reported that a fire department employee reached out regarding this property. The fire department used to have a rental unit for a residency requirement, though currently there is no residency requirement. The property belongs to the Town as an EDA property. It was noted that there are no other properties like this. It was noted that the EDAB should review this agenda item at their April meeting.

There was some discussion of the history of this property. It was also noted that the Town Building Inspector should look at the house and verify the conditions. There will be an update after the EDAB reviews this agenda item in April.

**STABLE PROPERTY – UPDATE:** The Town Planner reported on the preliminary plat and that he has been speaking to developers and builders about the property. The most pressing road block in this agenda item is the 25,000 to 235,000 yards of dirt that would have to be hauled in. He explained that there could be anywhere from \$100,000 to \$400,000 worth of developing costs. It was noted that developers would more benefit from twin homes versus single family homes. Then the lots could be sold as \$110,000 to \$400,000. It was noted that this agenda item again deserves deliberation with the EDAB.

The Town Clerk's preference, with a few caveats as they come, would be to sell the property at the appraised value, and derive income from the new owners in the form of property taxes. There was some discussion of TIF and the time deadlines. If the Town

follows the Clerk's preference it would not involve TIF. There was some discussion of splitting the lot up into two lots and selling them for \$300,000 each.

It was the consensus that this agenda item will be discussed in depth at the April EDAB meeting.

**ADDED AGENDA ITEMS:** None.

**RECEIVE ALL AGENDA MATERIALS & SUPPLEMENTS FOR TODAY'S MEETING:**

Ruzek made the motion to receive all agenda materials and supplements for today's meeting. McCune seconded. Ayes all.

McCune motioned to adjourn the meeting at 6:57 p.m. Ruzek seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh  
Recording Secretary