



PIEDA

Spring Retreat 2016

*The Pine Island Economic Development Authority
has elected to hold a Spring EDA Retreat on
Saturday, April 16, 2016.*

The following topics will be discussed starting at 7 am and concluding at 11 am:

- North Main Street Future Development & Use
- Downtown District Revitalization & Future Use

Summary of Fall 2015 Retreat

October 24, 2015



Re-Use of EDA Revolving Loan Program:

What was considered:

- Determining how to streamline MIF Funds, better clarification of the requirements for MIF fund use, and how to better market EDA Loan program

Action taken:

- Restructuring of the EDA Loan programs (i.e. MIF funds for Micro-loans rather than larger loans, restructure guidelines, introduce more fees, etc.)

EDA Mission & Vision Statement:

What was considered:

- Revision of the Mission Statement of the EDA and an introduction to a vision statement

Action taken:

- EDA Director crafting new mission and vision statements for EDA (introduced and ratified December 2015)

EDA Sustainability Discussion:

What was considered:

- Broad discussion of future EDA sustainability measures
- Current/future budget issues, increasing revenue sources, future responsibilities, community interaction and representation, etc.

Action taken:

- No further action was taken on this account

North Main Street Future Development & Use



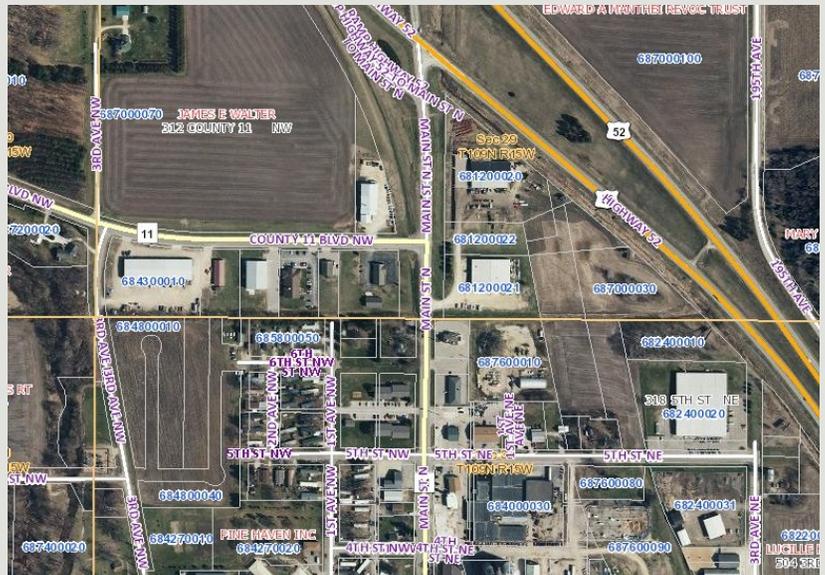
Current Status of North Main Street:

- Successful industrial park (12+ industrial businesses)
- Strong infrastructure
 - County 11 roadway
 - 10 ton trucking route circumventing downtown
 - Direct Southbound access from Highway 52
 - Utilities accessible
- Large undeveloped/prelim platted land (30 acres) (Zoned AG)
- Northbound access to Highway 52 barricaded (North and South)
- Vacant A&W and office space
- Clear separation from "Downtown"
- Inaccessible land abutting Highway 52 (Zwart land) (Zoned I)

Future Use:

• Where does Pine Island go from here?

- Highway 52 issues
 - City fronts the construction of right-on/right-off
 - Establish business park and pressure MNDOT for funds to access said park
 - Continue pressuring MNDOT for further information
 - Let the market dictate access needs
- Developable land (Walter and Zwart)
 - Create a business park and make final plat
 - Provide incentives by collaborating with EDA through State incentives, TIF districts, tax abatement, city purchasing land, etc.
 - Support initiatives of landowners, further dialogue, greater transparency, EDA priority, etc.
- Status Quo...



Downtown District Revitalization & Future Use



Current Status of Downtown District:

- Successful businesses anchor the downtown
- Several vacancies that require assistance
- Unaffordable rents (entrepreneurs struggle)
- Deteriorating facades
- Parking continues to be an issue
 - Parking/ vacant lots dividing downtown district
 - 30% of the downtown district is parking/vacant air space
 - (Zumbrota has 7%)
- Difficult atmosphere for businesses that rely on high foot traffic
- Aging business owners (have no succession plans)
- Lack of available and affordable space



Future Use & Revitalization Efforts:

- Does the City consider the status of downtown as an emergency?
 - City Council and EDA priority?
 - Collaboration between City and building owners (rent subsidies)
- What is the new niche for Pine Island? (What is the story to be told)
- Apply for Small Cities grants to implement downtown revitalization plan
- Garner support from citizens
- Outside support from consulting agencies
- Status Quo...

Notes

