

Chair Beyer called the meeting of the Rockford HRA to order at 6:30 p.m. in the council chambers of city hall, 6031 Main Street.

**Present**

The following HRA members were present: Beyer, Graner, Hafften, Martinson and Wenz. Also in attendance was executive director Carswell.

**Election of Officers**

Motion was made by Hafften, seconded by Wenz to approve the following HRA officers for 2012:

- Chair – Beyer
- Vice-Chair – Graner
- Secretary - Martinson

Motion Carried-Voting In Favor: Beyer, Graner, Hafften, Martinson and Wenz.

**Approval of Minutes/December 27, 2011**

MOTION was made by Martinson, seconded by Graner to approve the minutes of the December 27, 2011 HRA meeting.

Motion Carried-Voting In Favor: Beyer, Graner, Hafften, Martinson and Wenz.

**Financial Report**

Executive Director Carswell presented the financial report. The total revenues from the end of 2011 are \$20,771 and expenditures from 2011 are \$70,831 leaving total cash balance of \$27,225.55. The HRA discussed the expenses from the prior year that included: acquisition of 6127 Mechanic Street blighted property/demolition, deferred loan for demolition of blighted motel on Highway 55 at 8047 Highway 55 and the Senior Housing Study.

Motion was made by Hafften, seconded by Graner to approve the financial report for the HRA Fund.

Motion Carried-Voting In Favor: Beyer, Graner, Hafften, Martinson and Wenz.

**Industrial Park Development**

Joanne Foust, Municipal Development and Shannon Sweeney of David Drown and Associates researched costs for the development of the 49 acres of industrial land on the west edge of the city. The estimated costs included: land, grading, roads, wetland mitigation and extending utilities to the site. The average cost per square foot that was provided by the realtor was \$1.50 to \$2.00 per square foot which is too high as other industrial land in Wright County is selling at \$1.25 per square foot. Based on these costs the city would have to charge higher to cover the costs of the infrastructure.

The scenario presented included 10 lots ranging in size from 2.2 to 5.2 acres, and two outlots. The city would apply for funding for extension of the water and sewer to the site.

The funding was reviewed which showed that the city would have to sell 7.5 acres in the first year 10 acres the second year and 10 in the third year and 11.1 in the fifth year to cash flow the bond payments. Of course, it is recommended that the city not proceed with this project until there is an anchor tenant ready to build.

Carswell suggested that the city negotiate with the property owner to try and get a fair price on the land as it was found that agriculture land is selling for much less than was quoted to the city.

Carswell also suggested that the city contact Wright County and ask for the intersection of County road 32 and Highway 55 is looked at by the County to accommodate industrial traffic. Chair Beyer stated he would be willing to attend the Wright County Transportation Committee meeting to discuss this matter.

### **Senior Housing Update**

Joanne Foust of Municipal Group sent out the Senior Housing study to many senior housing developers and recently one of those developers met with staff. Bradford Development is a small company that builds co-op senior housing projects in Minnesota. The buildings provide amenities for active seniors such as underground parking, party room, fitness room, secured entrance, etc. Staff took the developers out to view each potential senior housing site and they selected Boulder Ridge as the best location. Bradford Development of Mankato, LLC is interested in holding a town meeting for all seniors some time in April or May to determine whether there is adequate interest in this type of housing in Rockford.

### **Adjourn**

Motion was made by Martinson, seconded by Wenz to adjourn the meeting.

MOTION CARRIED-VOTING IN FAVOR: BEYER, GRANER, HAFPTEN, MARTINSON AND WENZ.

The HRA meeting adjourned at 6:50 p.m.