



Economic Development Authority

EDA MEETING AGENDA

03/26/2024 ~ 11:30 p.m. ~ Frazee Fire Hall

1. Call the Meeting to Order:
2. Roll Call:
3. Approval of Agenda
4. Open Forum:
5. [Meeting Minutes:](#)
6. Project Updates
 - a. Downtown Commercial Retail Space:
 - i. Dental Clinic: They are going to contract to set up an outreach clinic at Essentia's North Campus in Detroit Lakes. This is the model they know, they appreciate our interest and support, and feel that will be a better fit for them.
 - ii. OK Lumber updated building drawings to build out the facility. Need to send out notice to accept bids for construction. Will work with Stephanie on the process to do this.
 1. Construction
 2. HVAC
 - iii. Have shown four interested businesses the facility and three are potentially interested in pursuing space.
 - b. Frazee Industrial Park / Housing Development
 - i. Karen and Stephanie met with MMCDC to discuss Albertson Trailer Park as it was put on the market, and to find out opportunities to support local residents. There are limited opportunities as it was listed with a realtor to be able to negotiate, and the price point is beyond what local developers would consider investing in. Will reach out to MN Housing for any other options.
 - ii. We have been working with a local developer who is finalizing a housing proposal for the property near dollar general. This will be presented to city council at their next meeting for review of the plan and discussion on applying for MN Housing funds. Support will be vital to move this forward.

- c. Business Center Building:
 - i. No changes.
 - d. Red Willow Lots
 - i. No changes
 - e. Wannigan Regional Park
 - i. A decision on the TAP grant should be announced the last week of March and we will be presenting the proposal for the Active Transportation grant in April.
 - ii. Results of the survey have been provided to FCDC to support desires of community members for development
 - iii. Project 412 is recruiting volunteers to support building the troll.
7. Old Business
- a. MN DOT Boost grant submitted for bike fleet (20 bikes of various sizes and two e-bikes, bike trailer, tire pumps, 20 track hangers, helmets, education in school on bike safety) for \$35,200. Announcement should be made by early April.
 - b. Recruiting new businesses:
 - i. "Frazee Forward" newsblast every two weeks (2 released). Positive response from several businesses/community members on information provided.
 - ii. Several people are reaching out about opening businesses. Interested in new building along with other potential locations. Call out to a few people to ask about space/buildings.
 - iii. Tri-fold brochure for Economic Development: available at the Economic Development Summit.
 - 1. Will be distributed via the input at the last EDA meeting.
 - iv. Partnership with Frazee Area Community Club Increased Membership
 - 1. Board Development: 8 new board members and some new officers
 - 2. 2024 Goal setting & mobilization in motion
 - 3. Community Engagement: collaboration to expand activities
 - c. Economic Development Summit on April 5th: panel discussion. Top three things we are prioritizing:
 - i. New Commercial Building: completion and business recruitment
 - ii. Increasing activity/events on main to bring people to Frazee
 - iii. Capacity building: FACC and "Frazee Forward" - improving communications and creating stronger club that can mobilize change and engage people to develop a stronger business community
8. New Business
- a. EDA Loan programs: updated loan applications available with up to date info.
 - i. Information shared in "Frazee Forward" on home rehab program: two people reached out. One was not eligible and the other person was mailed information
 - ii. One new business interested in the commercial program: they were referred to SBDC to create a business plan and work on a pro forma

- b. [Business Survey Results](#) & “Frazee Forward” logic model to advance economic development
 - i. Review of results, priorities and plans
 - 1. “Fridays in Frazee” -
 - a. Blue building on main street/mural: will locate CCC offices here by June and are discussing potential for shared space for hosting community-based activities. April 3rd at 4:30pm meeting at the building to bring community members together to share ideas of what could be held in the green space every Friday, what people want, would invest in, and what businesses want to do to partner. Grant application to Blandin to support activities and match EDA funds for CCC contract- approval requested to apply for grant funding.
 - ii. Marketing materials:
 - 1. Folders will be available for people interested in developing businesses. Available at the city and at UCB (or others as requested). Asked SBDC for more brochures to insert to finalize.
 - 2. Commercial space available signs: put up in the windows of the building downtown so people know it’s available

9. EDA Financials:

- a. December is not yet complete.

10. Commissioner Comments:

11. Adjournment:

MINUTES – FEBRUARY 27, 2024

1. Call the Meeting to Order: 11:31am by Hank Ludtke
2. Roll Call: Mark Kemper, Stephanie Poegel, Andrea Froeber, Heath Peterson, Hank Ludtke, Karen Pifher, Ashley Renollet, Robert Williams
3. Approval of Agenda
 - No changes. Motion by Andrea to approve, second by Mark, all in favor. So moved.
4. Open Forum: no discussion
5. Meeting Minutes: Motion by Andrea to approve, second by Ashley, all in favor. So moved.
6. Project Updates
 - a. Downtown Commercial Retail Space:
 - i. Discussion with several potential businesses- there is a need to build out the space as people desire a “walk in ready” space.
 - ii. Stephanie, Larry and Karen met to discuss building needs. Stephanie met with the building inspector to discuss design. Will move forward with process to get drawings rendered and obtain bids on the buildout
 1. Need for water stops to be set up for each bay area, HVAC needs, and shared bathroom access added for spaces.
 - iii. Discussion ongoing with Appletree Dental. They are considering space in DL with Essentia Health also. Will have an answer soon on if they are going to be looking to locate in Frazee.
 - b. Frazee Industrial Park / Housing Development
 - i. Karen and Andrea presented to Becker County EDA on desire to develop. There is an identified need to support the infrastructure expansion onto that property so it can be developed. They will be creating a plan on how to pursue that as a first step.
 - ii. Karen and Stephanie are meeting with MMCDC to discuss Albertson Trailer park to understand opportunities to support renters and also to learn about the opportunity to partner on housing development.
 - iii. Karen and Andrea met with Cody from Becker County EDA on the housing study info and at this time it is recommended to review the previous housing study and identify key findings. Karen shared data on building permits for housing and there has only been one per year issued for the past three years. There is data showing a regional trend towards increased demand for rentals due to inflation.
 1. Opportunities identified to support baby boomer housing needs and to expand on rental opportunities
 - c. Business Center Building:

- i. Discussion with Mahube/OTWA on parking needs. Question on if the land between Mahube and the new building is for sale and could be used for parking. Karen can contact the owner to discuss the opportunity.
 - d. Red Willow Lots
 - i. No changes
 - e. Wannigan Regional Park
 - i. Stephanie, Karen and Katie presented to the TAP committee in Fergus Falls for the County 29 to Wannigan Park trail. The presentation was received well.
 - ii. Open House on February 22nd at 4:30pm in partnership with Frazee Area Community Club shared.
 - iii. Troll development coming in May/June
- 7. Old Business
 - a. MN DOT Boost grant submitted for a bike fleet (20 bikes of various sizes and two e-bikes, bike trailer, tire pumps, 20 track hangers, helmets, education in school on bike safety) for \$35,200
- 8. New Business
 - a. Recruiting new businesses:
 - i. Marketing plan: will be releasing an EDA newsblast soon (monthly at least) with new businesses, resources, church bulletins and events
 - ii. Create fliers for Economic Development: businesses we need/resources/space and include QR code
 - 1. Where to share: city office, bank, rest stop, trade shows, EDA summit, Webpage
 - 2. Discussion on partnership with CornerStone to engage youth in marketing
 - iii. Partnership with Frazee Area Community Club to build capacity since they are the space/group that pulls business owners together. Highly collaborative as there are mutual goals with ED.
 - 1. Increased Membership
 - 2. Board Development
 - 3. 2024 Goal setting & mobilization
 - 4. Community Engagement
- 9. EDA Financials:
 - a. Due to delays from water/sewer billing these have not been prepared. No changes in requests for business funds.
- 10. Consult Report: Discussed in other agenda items
- 11. Commissioner Comments: none
- 12. Adjournment: 12:42pm



2024 BUSINESS SURVEY RESULTS

Survey Distribution

CEDA (previous contracted EDA service) developed the survey in 2023 and mailed them out in the fall to their business contact list. Six were returned. Creating Community Consulting took over Economic Development in January 2024 and worked to update the business list to include all businesses in the Frazee zip code (there are 99 listed currently - let us know if you have not received an email and you are a business owner). Surveys were re-distributed through both email and using social media to all the businesses. There were twenty-six responses. The Frazee Area Community Club offered a \$50 Frazee Bucks incentive as a drawing for completed surveys and Deb Strieff was the winner!

What did we find out?



Overall, there is a sense of pride from business owners as they appreciate living in and conducting business in Frazee

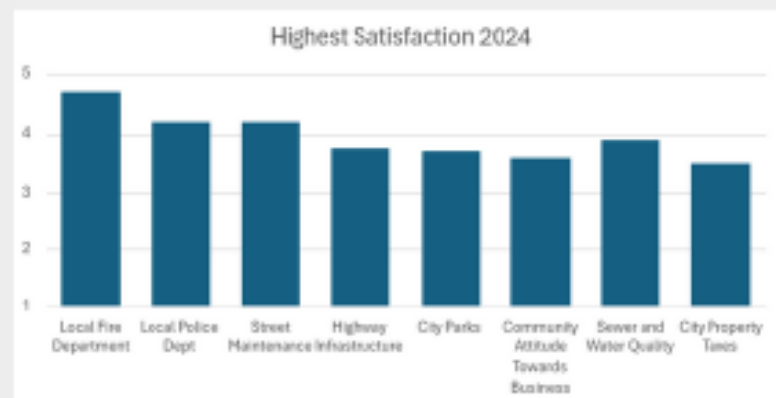
Phone: 218-255-3919

Karen@creatingcommunityconsulting.com

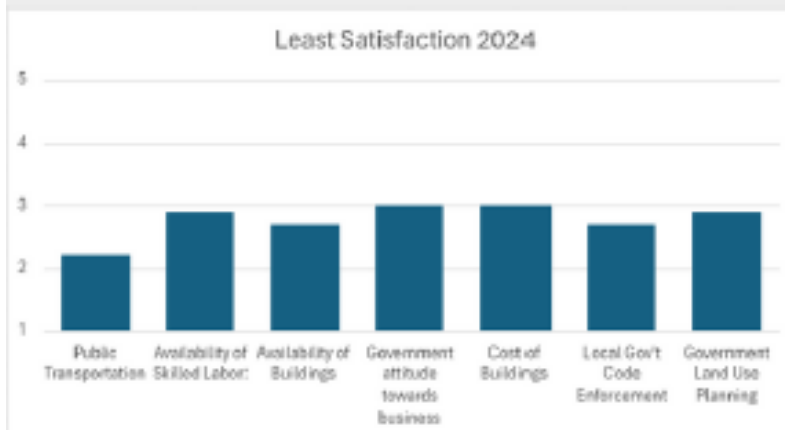
2024 BUSINESS SURVEY RESULTS

Highest Satisfaction Rates

Business owners appreciate our public services, roads and infrastructure, parks, community members and the affordable cost of living



Lowest Satisfaction Rates



Business owners are most concerned about land planning and zoning, cost and availability of buildings, having a skilled labor force, government attitude towards business and public transportation

Phone: 218-255-3919

Karen@creatingcommunityconsulting.com

CREATING CHANGE

What's in the works to move "Frazee Forward?"

Community Activities

"Fridays in Frazee"
FACC Events
School Events
Public Service Events
Service Club Events
CornerStone Events
GROW Frazee Vergas & MVP

Business Recruitment, Resources and Locations

Funds for gap financing, rehab, and
equipment are available
Mainstreet frontage spaces and open
lots are marketed
Help with launching or expanding
business & recruiting new business

Being a Welcoming Community

Youth Empowerment
Effective Mentorship
Fall Conference (2024)
Community Picnics
Community Planning Together
Beautifying Frazee Together

Housing Development and Rehab

Funds for housing rehab for home
owners and rentals

Recruiting developers and
leveraging funds to support
housing expansion

Phone: 218-255-3919

Karen@creatingcommunityconsulting.com

CREATING CHANGE TOGETHER

**You can help move "Frazee Forward"
where families and opportunities thrive!**

Join the **Frazee Area Community Club** to help design and create the community that we all want to live, work and play in!

Annual Event is on March 21st at 5:30 pm
at the Frazee Event Center.

Baked Potato Bar for FREE, hear from new businesses and get engaged in helping continue to make Frazee a great place to live, work and play! Membership fees support marketing to promote Frazee and to invest in activities that enhance our community.



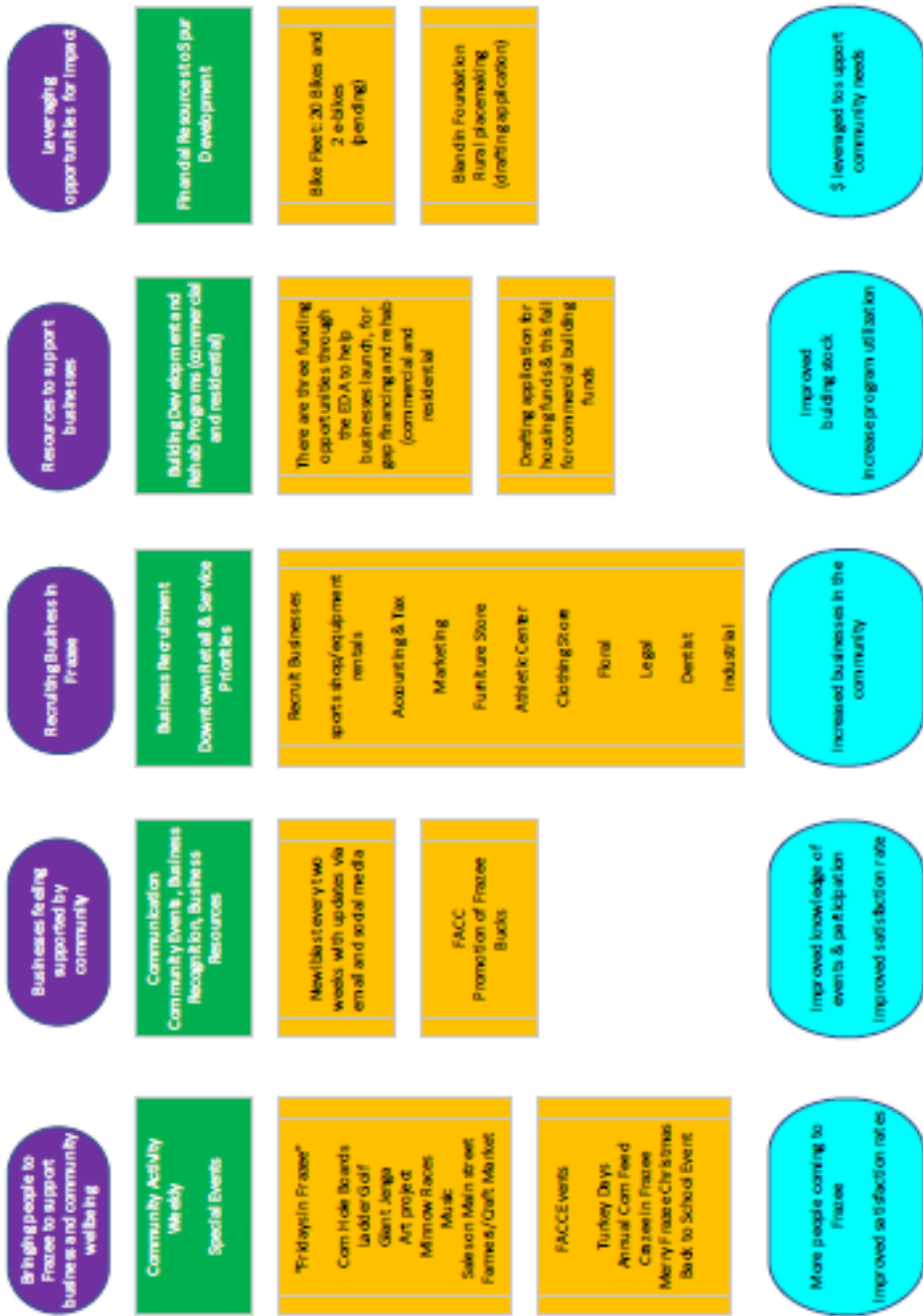
Fridays in Frazee: Weekly Events through the Summer

Join us April 3rd at 4:30pm at the Blue Building on West Main (where the mural is) to engage in planning what we can do together to bring people to Frazee on Fridays. People of all ages are encouraged to attend and bring their ideas! Snacks will be provided and be there for your chance to win a gift card for \$50 in Frazee Bucks

Phone: 218-255-3919

Karen@creatingcommunityconsulting.com

"Frazee Forward" Where Families and Opportunities Thrive



Increased # of jobs in Frazee
 Increased community morale
 Increased budget for development to continue to improve Frazee

FRAZEE BUSINESS RECRUITMENT

We Want You in Frazee

We are launching a Community Redevelopment Project and we want to help you start up, expand or relocate your business in Frazee! We have unique resources to help you including gap financing, affordable building space, rehab funds, community ambassadors and mentors. Reach out today to find out how we can help you in achieving your dreams!

What are businesses in demand in Frazee?

We are looking for a variety of businesses and here are a few in high demand:

- Accounting & Tax Services
- Sports Shop & Equipment Rental
- Athletic/Wellness Center
- Clothing Store
- Floral Shop
- Bakery
- Jewelry
- Lawyer
- Dentist
- Furniture
- Industrial Businesses and Housing Developers



Contact us for more information

Phone: 218-255-3919

Karen@creatingcommunityconsulting.com