

## **EDA Planning Proposal**

**February 1, 2016**

### **Opportunity**

The Lanesboro EDA has been presented with a proposal by a nationally recognized civic, rural, and small town planner to create a development plan for Lanesboro.

- The study area would focus on the main portion of the city east and south of the river. However, it would also encompass the terminal vista on the north bank, plus the parcels just west of the river to the west side of the city (with the bass pond and the dam).
- The final report and maps will be sufficiently complete to identify and generally describe initial priority projects and to ensure the momentum needed to conduct the selection and contracting with resources required to begin the initial projects in the plan.
- The plan will incorporate the previously developed 2014 plan commissioned by Lanesboro Arts.
- The maximum project cost is set at \$30,000.00 (\$19,500 for the planner, \$4500 for the facilitator, \$2000 for travel expense, \$2000 for operational expense, \$2000 for project contingency)
- The planning project will commence in February 2016 and complete early May 2016

### **Background**

- Eagle Bluff Environmental Learning center, with generous support from the Southern Minnesota Initiative Foundation and the 7 Rivers Alliance, secured Randall Arendt, a nationally recognized leader in rural/urban/small town planning to present environment/community/expense sensitive development design principles and concepts to the SE MN region.
- As part of the visit to Eagle Bluff, Mr. Arendt had the opportunity to extensively tour and assess Lanesboro from a development perspective.
- Through the efforts of many Lanesboro community members and members of the Eagle Bluff strategy team, Mr. Arendt was solicited for a Lanesboro specific development planning proposal to present to city council through the Lanesboro EDA.

### **Assessment**

- Mr. Arendt has well established national credentials (publications, industry recognitions, professional engagements) and demonstrated development successes including several in the 7 county metro area of Minnesota.
- The contract price appears to be significantly below comparable planning engagements which typically range from \$75K to \$250K (e.g. Monticello).
- Access to Mr. Arendt beyond 2016 is unlikely due to anticipated retirement.
- Access to many Lanesboro community stakeholders beyond May will likely be limited by tourist season.
- The proposed project is complimentary to the 2014 Lanesboro Arts Campus Vision Plan.
- The proposed project expands upon the generalized actions of the 1998 Lanesboro comprehensive plan and the 2006 Lanesboro 20/20 Vision Plan.

- The proposed project provides definition for the development of planning and zoning resources (e.g. zoning maps, zoning districts)
- The project is timely given coincident pending city/state actions including but not limited to:
  - The siting and design of the waste water treatment facility.
  - The siting of the ambulance shed and potentially additional city structures (e.g. fire hall city shops, etc.)
  - Relocation of Riverview campground due to dam restoration.
  - Potential relocation of brush dump.
  - Reconfiguration of Elmwood/Cty. 8/Parkway intersection.
- Lanesboro financial account reserves total approximately \$265,000.00 as of the 2014 financial audit through 12/31/2014. The maximum outlay assuming no institutional or individual contributions beyond the \$7000 allocated by the EDA is limited to \$23,000 per the project cost estimate. In addition to the EDA commitment of \$7,000, financial support pledges from community members and other entities currently exceed \$13,000.

### **Recommendation**

The Lanesboro EDA respectfully requests the Lanesboro City Council to sign the engagement proposals on behalf of the Lanesboro EDA.

- The EDA has unanimously approved pursuing this project.
- The EDA will contribute \$7,000 toward the required project cost
- The proposal represents high value.
- The project demonstrates city commitment to coordinated and planned development.
- The project creates a foundation for additional city planning and development.
- The project can serve as a regional model.
- The project can be a catalyst for additional development or funding opportunities.
- The project fulfills the council defined mission for the EDA.