



BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY
NOTICE OF REGULAR MEETING AND AGENDA
CITY HALL, 218 NORTH MERIDIAN STREET
PLEASE USE THE NORTH ENTRANCE

MONDAY, JANUARY 12, 2026
5:00 P.M.

PLEDGE OF ALLEGIANCE.

5:00
P.M.

1. CALL TO ORDER. 1.1. Roll Call.

2. APPROVAL OF AGENDA.

3. APPROVAL OF MINUTES.

3.1. Regular Session Minutes of December 8, 2025.

4. TREASURERS REPORT.

4.1. Approval of Bills.

5. BUSINESS.

5.1. 2026 EDA Annual Report to City Council

5.2. **Resolution 26-01** Approving HRA Residential Rehabilitation and Energy Efficiency Improvement Grant Policy Update

6. ADMINISTRATIVE REPORTS.

6.1. Commissioner Comments.

6.2. Director's Update.

6.3. Upcoming Meetings.

1. Regular Session, 5:00 pm, **Monday, February 9, 2026.**

7. ADJOURN.

There may be a quorum of the Belle Plaine City Council present at the meeting.

**BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
DECEMBER 8, 2025**

PLEDGE OF ALLEGIANCE.

Vice President Evans led those present in the Pledge of Allegiance.

1. CALL TO ORDER. 1.1. Roll Call.

The Belle Plaine Economic Development Authority met in Regular Session at 5:00 PM on Monday, December 8, 2025 at City Hall, 218 North Meridian Street, Belle Plaine, MN. Vice President Evans called the meeting to order with Commissioners Krant, Stacey and Fahey present. Commissioner Duklet and Cox were absent. Commissioner Buck arrived at 5:30 PM.

Also present was Community Development Director Smith Strack.

2. APPROVAL OF AGENDA.

MOTION by Commissioner Krant, second by Commissioner Stacey, to approve the Agenda as presented. ALL VOTED AYE. MOTION CARRIED.

3. APPROVAL OF MINUTES. 3.1. Regular Session Minutes of November 10, 2025.

MOTION by Commissioner Fahey, second by Commissioner Stacey, to approve the Regular Session Minutes of November 10, 2025. ALL VOTED AYE. MOTION CARRIED.

4. TREASURERS REPORT. 4.1. Approval of Bills.

MOTION by Councilmember Evans, second by Councilmember Krant, to approve the Treasurers Report. ALL VOTED AYE. MOTION CARRIED.

5. BUSINESS.

5.1. Resolution 25-09: ROSE Loan Request: 106 Main Street East

Community Development Director Smith Strack reviewed the ROSE Loan request for the expansion of a storefront window. Smith Strack explained additional unmarked funds are available to fund the project at the eligible amount of \$1,500.00.

MOTION by Commissioner Stacey, second by Councilmember Krant, to approve Resolution 25-09: ROSE Loan for 106 Main Street East. ALL VOTED AYE. MOTION CARRIED.

5.2. HRA Residential Rehabilitation and Energy Efficiency Improvement Grant Program Guidelines Interpretation.

Community Development Director Smith Strack explained the EDA administers the HRA Residential Rehabilitation and Energy Efficiency Improvement Grant Program and Guidelines interpretation. Smith Strack reviewed the resident question pertaining to eligibility of single family rentals for reforestation grant. and requested discussion and direction.

The Commission held a lengthy discussion.

After discussion it was the consensus of the Commission to move forward with considering a program policy update providing an allowance of one \$500 grant per year, per applicant allowing owners of rental properties to access reforestation grant providing owners are income qualified. It was the direction of the Commission to tailor language for the adjustment.

5.3. 2026 Budget.

Community Development Director Smith Strack explained under applicable laws the EDA's legal status is separate political subdivision in State of Minnesota. Smith Strack explained the difference between a levy and a budget and noted the Council did not adopt a levy meaning if nothing is approved it will revert back to the 2025 levy. Smith Strack reviewed the Commission's options for setting their own levy and noted the Council still sets the EDA/HRA budget.

The Commission held lengthy discussion.

It was the consensus of the Commission to request the \$169,000.00 levy and noted if not approved the Commission would come back for a meeting to consider their own levy.

6. ADMINISTRATIVE REPORTS.

6.1. Commissioner Comments.

No comments.

6.2. Director's Update.

Community Development Director Smith Strack reviewed her report and noted the Draft EDA report will be held in January requesting goals.

Commissioner Buck stated a goal of continuing to have an EDA.

Commissioner Evans stated a goal of maintaining ROSE Loan options and getting some additional businesses to use it.

6.3. Upcoming Meetings.

1. Regular Session, 5:00 pm, **Monday, January 12, 2026.**

The Commission was reminded of the upcoming tentative meetings as listed.

7. ADJOURN.

MOTION by Commissioner Krant, second by Commissioner Fahey, to adjourn the meeting at 5:53 PM.
ALL VOTED AYE. MOTION CARRIED.


Respectfully Submitted,

Renee Eyrich
Recording Secretary



MEMORANDUM

Economic Development Authority

DATE:	January 12, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	4.1. Approve Payment of Claims
BACKGROUND:	The EDA approves accounts payable for the EDA Fund (801) and the HRA Fund (802). Below, please find claims from December 2025 for your consideration.
ACTION:	For approval via MOTION
SIGNATURE:	

ACCOUNT	DESCRIPTION	VENDOR	AMOUNT
801460500108000	2025-4 EDA: 2025 4TH QTR PER DIEM	EVANS, JAMES	\$ 150.00
801460500201000	251120-104 EDA: 2025 TAX FORMS	ROCKY MOUNTAIN PRINT SOLUT	\$ 8.86
801460500201000	251120-103 EDA: 2025 FORMS	ROCKY MOUNTAIN PRINT SOLUT	\$ 13.28
801460500202000	EDA: USAGE CONTRACT	METRO SALES INC	\$ 107.00
801460500202000	EDA: COPY EXPENSE	ODP BUSINESS SOLUTIONS, LL	\$ 5.24
801460500321000	115102 EDA: 12/25 PHONE	CADY BUSINESS TECHNOLOGIES	\$ 31.95
801460500322000	12-2025 EDA: POSTAGE	PURCHASE POWER	\$ 39.90
801460500322000	1028607092 EDA: 2025 Q4 METER RENTAL	PITNEY BOWES	\$ 16.81
801460500322000	1028607823 EDA: ENVELOPE FOLDER CONTRACT	PITNEY BOWES	\$ 27.63
801460500407420	27533 ROSE LOAN SIGN 169 TOBACCO	DAHLEN SIGN COMPANY	\$ 925.00
802460500407410	121525 HRA GRANT TREES	CHARD, PAUL	\$ 944.01
TOTAL			\$ 2,269.68



MEMORANDUM

Economic Development Authority

DATE:	January 12, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	2025 EDA Annual Report To City Council
REVIEW:	<p>The EDA enabling resolution requires the EDA to submit an annual report to the City Council. Attached please find a draft annual report. The report addresses: EDA core functions, metrics for evaluating efforts, and a starting point for discussion of 2026 goals.</p> <ul style="list-style-type: none">• Discussion pertaining to goals for 2026 is requested.• If appropriate, a MOTION to accept the report and authorize submittal (consent agenda) to City Council is in order.
ATTACHMENTS:	2025 draft EDA annual report to Council
SIGNATURE:	

2025 EDA Annual Report

**B
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D
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B P E D A



In 2025, permits were issued for \$25.5M in new commercial construction value in the city. Projects included major commercial building maintenance, commercial renovation, and apartment construction. A total of 133 dwelling units were added in 2025 including 11 owner occupied detached single family homes, four attached owner occupied single family homes, 46 rental townhomes, and 72 apartment units. The variety of unit types (detached, attached, apartment), home prices, and occupancy added were diverse providing many options for residents. New business filings & jobs are up; but wages are stagnant and unemployment is a bit up. The housing market appears to be trending more toward buyers meaning slower rise in prices. Job market appears to be low churn. The outlook for 2026 is hazy.

EDA PURPOSE

- Help build & assist new business
- Help retain & expand existing businesses
- Help diversification of the local economy
- Help create & retain jobs
- Increasing community's tax base
- Planning & coordination of economic development resource and efforts

**Organizational
Development**

**Market
Development**

**Infrastructure
Development**

**Business
Development**

Core Functions in 2025

9 Meetings
Prep & Follow up



75 Touchpoints
Businesses



6 Programs
Available



18 Grants
EDA & HRA



2 Proposals
Major Industrial



BPEDA core functions:

Maintain/enhance capacity of EDA as an organization

Facilitate market outreach

"Set the Table" for development

Support businesses



MEMBERSHIP

- Sarah Duklet, President
- Ashley Buck, Treasurer
- Rick Krant, Vice Treasurer
- Steve Cox, At Large
- Pat Fahey, At Large
- James Evans, CC Member, EDA VP
- Rex Stacey, CC Member



METRICS

- Historic C/I Bldg Permit Value
- Historic EMV & TMV Composition
- Unemployment
- Employment, Establishments & Wages
- Local Housing Starts
- New Business Filings
- Historical Sales & Use Tax Data



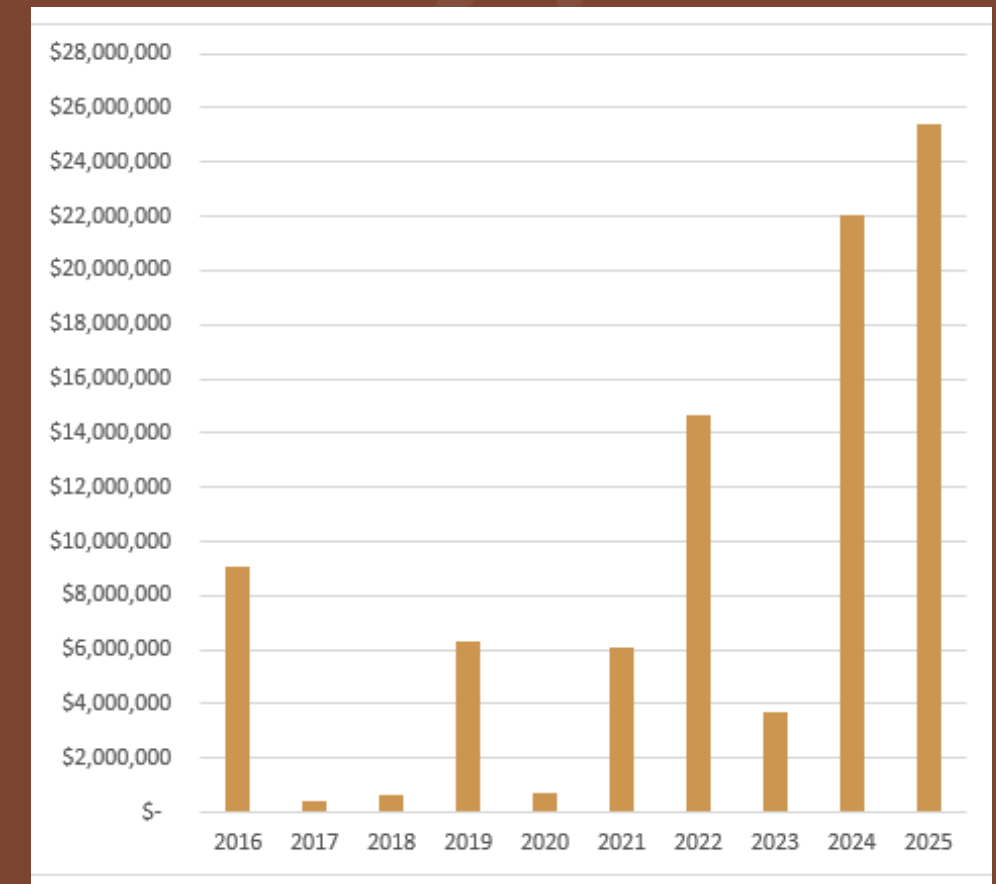
Commercial Permit Value

@ A GLANCE

\$ 25.45 Million
2025

\$ 89 Million
10 year increase

Year	Value
2016	\$ 9,097,240
2017	\$ 425,000
2018	\$ 675,000
2019	\$ 6,287,757
2020	\$ 720,000
2021	\$ 6,116,672
2022	\$ 14,646,578
2023	\$ 3,722,505
2024	\$ 22,041,115
2025	\$ 25,437,987
TOTAL	\$ 89,169,854



Historic C/I Building Permit Value Added:

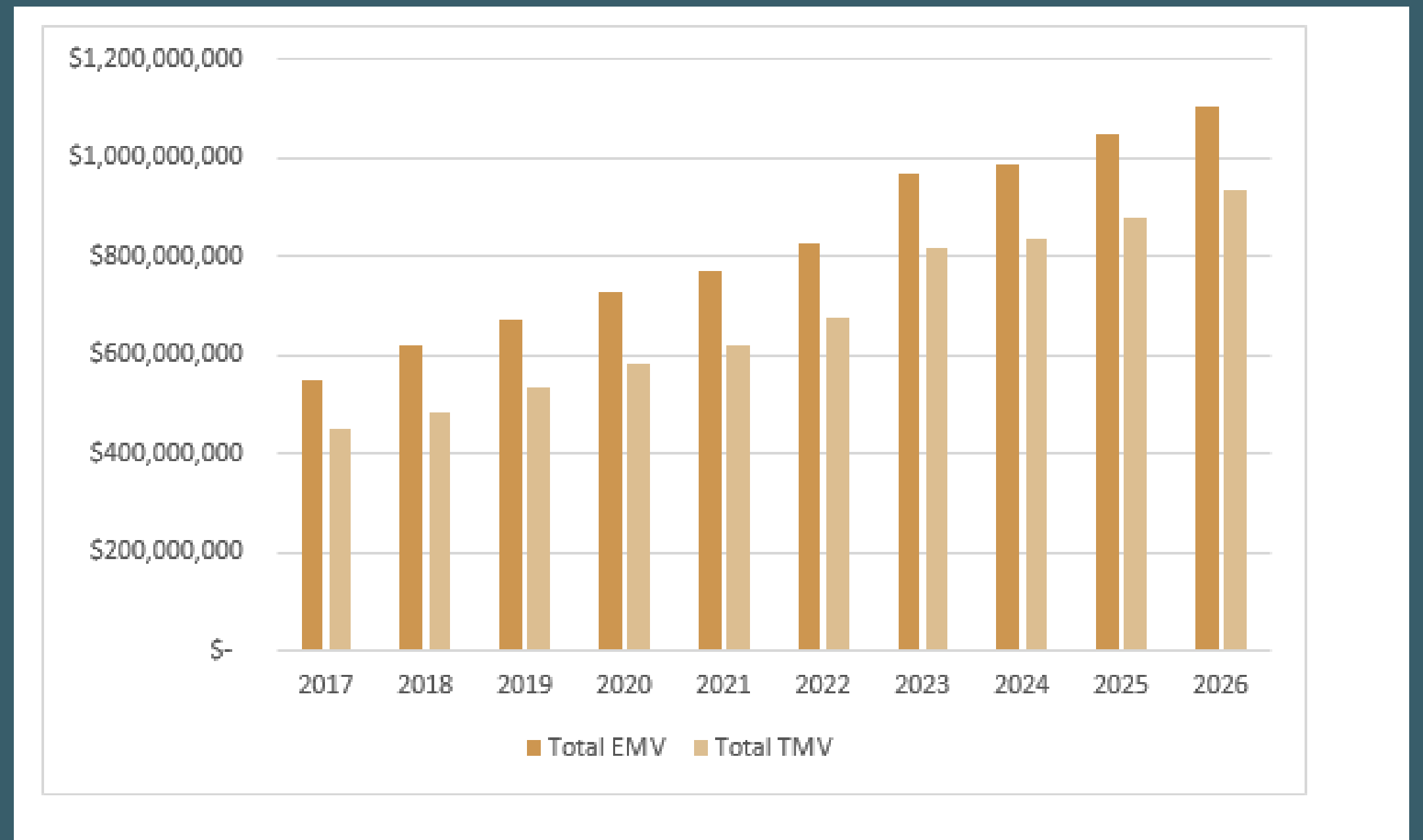
2025 highest ever increase in commercial construction value (permits issued)

Due to commercial, major maintenance & residential units built under commercial/apartment code

Construction valued added in past decade = \$89M

Historic Tax Composition

- Total EMV & TMV continue to trend positive
- Commercial EMV & TMV increased; Overall background values continue to appreciate
- Background EMV for SF owner was changable, some no increase, some continued increase
- Taxable market value for apartments jumped over 12%



UNEMPLOYMENT

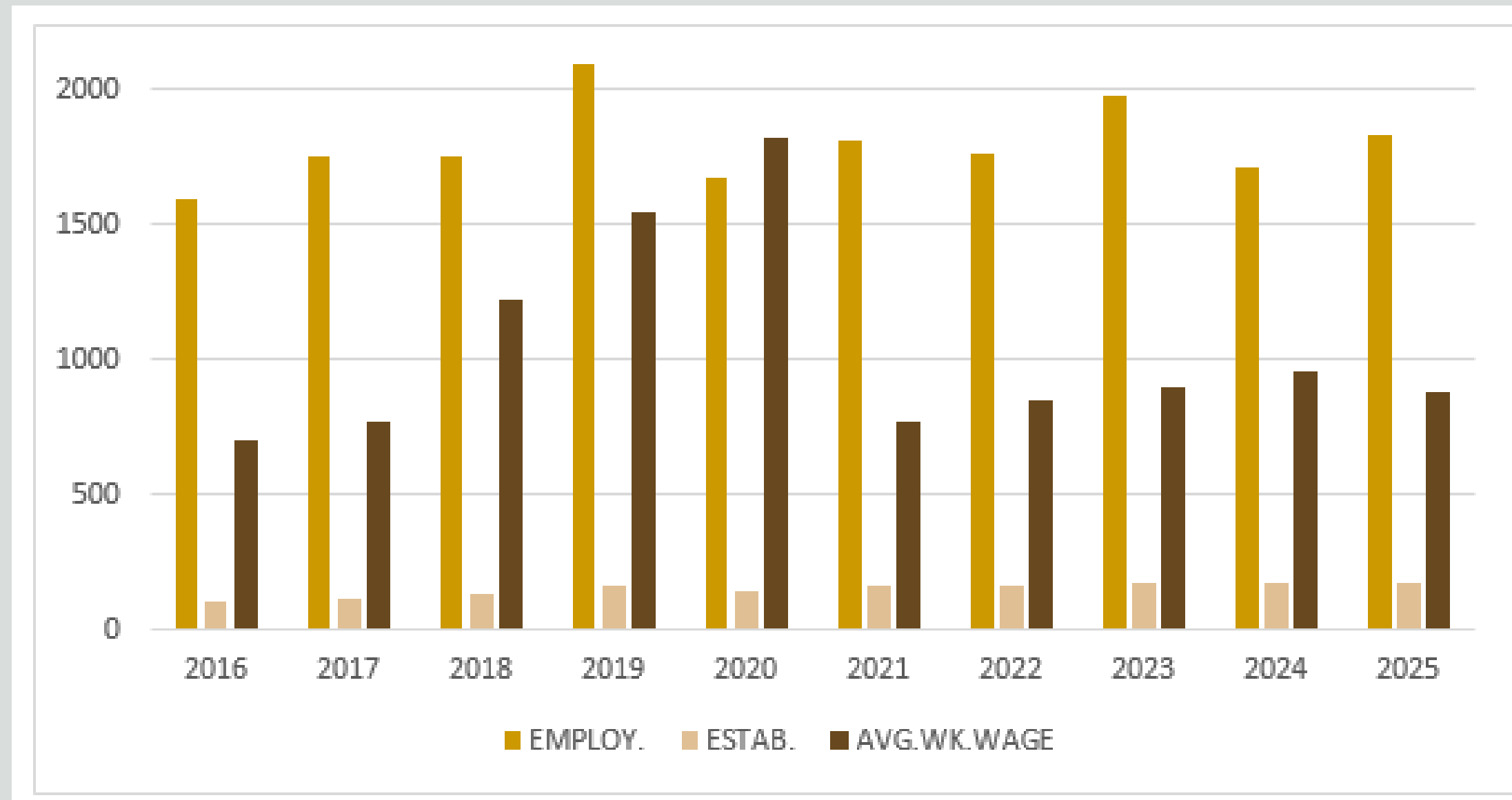
- 2025 data is 09/24-09/25; lagging indicator (tells us what happened)
- Rates rising across all areas.
- Current environment = uptick in longterm unemployment (more than six months) & reduced churn (workers prioritize holding onto jobs).
- Most areas up about 1% YOY
 - Scott Co: Slightly ↓ than MSP, State & USA; Equal to St. Cloud MSA
 - ↑ than Rochester & Mankato MSAs

Year	St. Cloud MSA	Rochester MSA	MSP MSA	Mankato MSA	Scott Co	State of MN	USA
2015	3.8%	3.2%	3.4%	2.9%	3.1%	3.7%	5.3%
2016	4.0%	3.9%	3.9%	3.2%	3.4%	3.8%	4.4%
2017	3.4%	2.9%	3.1%	2.8%	2.8%	3.6%	4.4%
2018	2.1%	1.9%	2.1%	1.7%	2.0%	2.8%	3.7%
2019	2.3%	2.1%	2.5%	2.0%	2.3%	3.2%	3.6%
2020	4.0%	3.3%	3.9%	3.0%	3.4%	3.9%	6.4%
2021	4.0%	3.1%	3.7%	3.2%	3.3%	3.7%	5.5%
2022	2.4%	1.9%	2.1%	1.8%	1.9%	2.2%	3.7%
2023	3.2%	2.5%	2.9%	2.5%	2.7%	3.1%	3.6%
2024	3.2%	2.4%	3.0%	2.5%	2.9%	2.9%	4.0%
2025	3.2%	2.7%	3.6%	2.7%	3.2%	3.5%	4.3%



EMPLOYMENT, ESTABLISHMENTS & WAGES

- First two quarters 2025 (most recent)
 - Jobs up
 - Establishments mostly flat (two less)
 - Wages down (2024 annual number revised up)
- Typically volatile, always lagging
- Difficult to gauge at local level



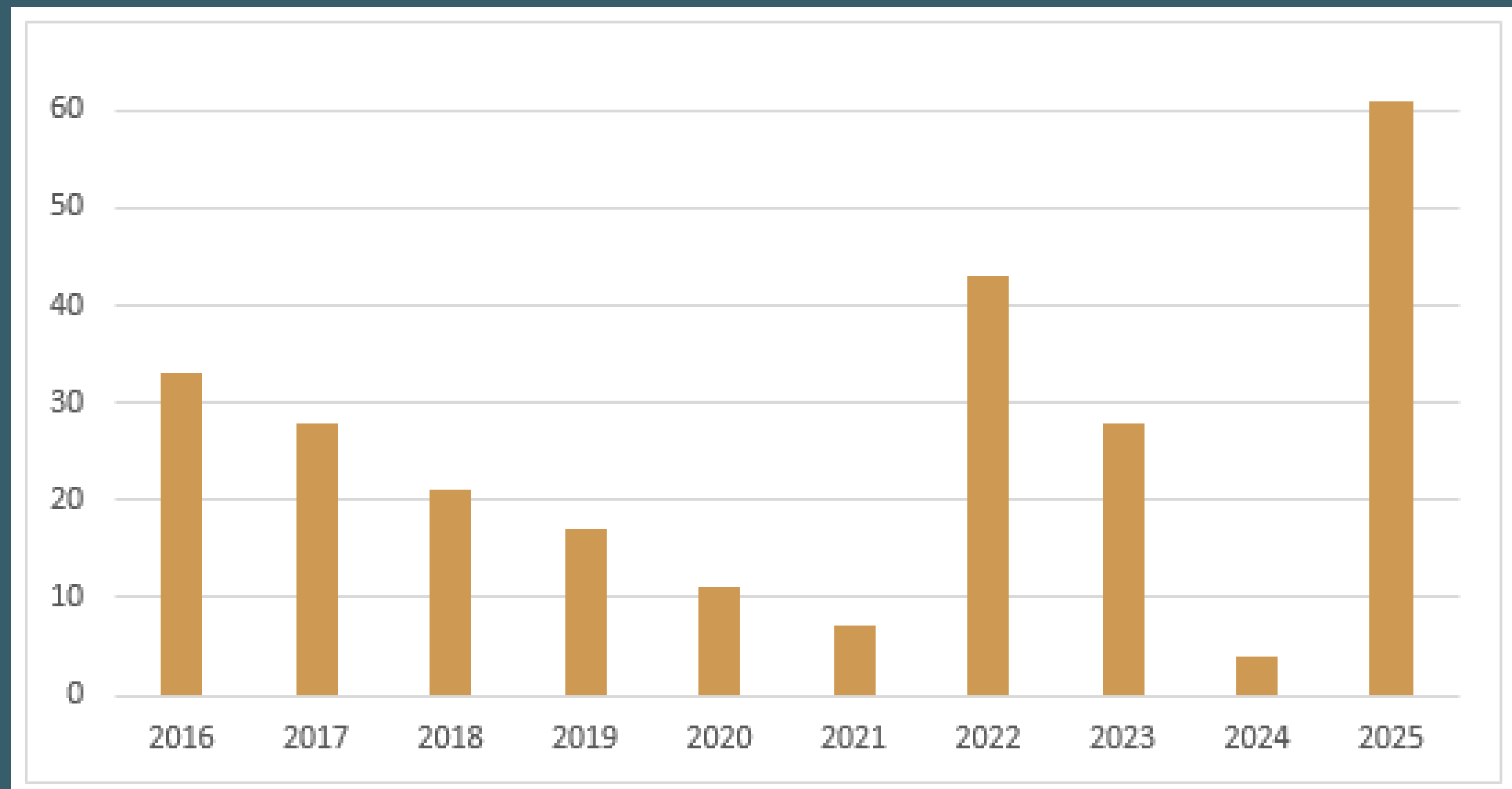
Housing Starts

- 133 d.u. total: 11 detached SF dwellings, 50 attached SF dwellings and 72 apartment units were permitted in '25.
- Attached units added - four owner occupied; 46 rental.
- Variety of unit types (detached, attached, apartment), home prices, and occupancy were added.
- Housing outlook foggy. Nationally new housing construction has flattened. Cost of new construction (materials & labor) is a continuous headwind. Some areas have over supply of new construction (not TC Metro). Lowering of interest rates could spur demand. Increased demand could increase sale prices & further challenge affordability.

**Dwellings
Added**
133 units

Dwelling Types
11 Detached SF
50 Attached SF
72 Apartments

**Housing
Outlook**
Foggy



NEW BUSINESS FILINGS

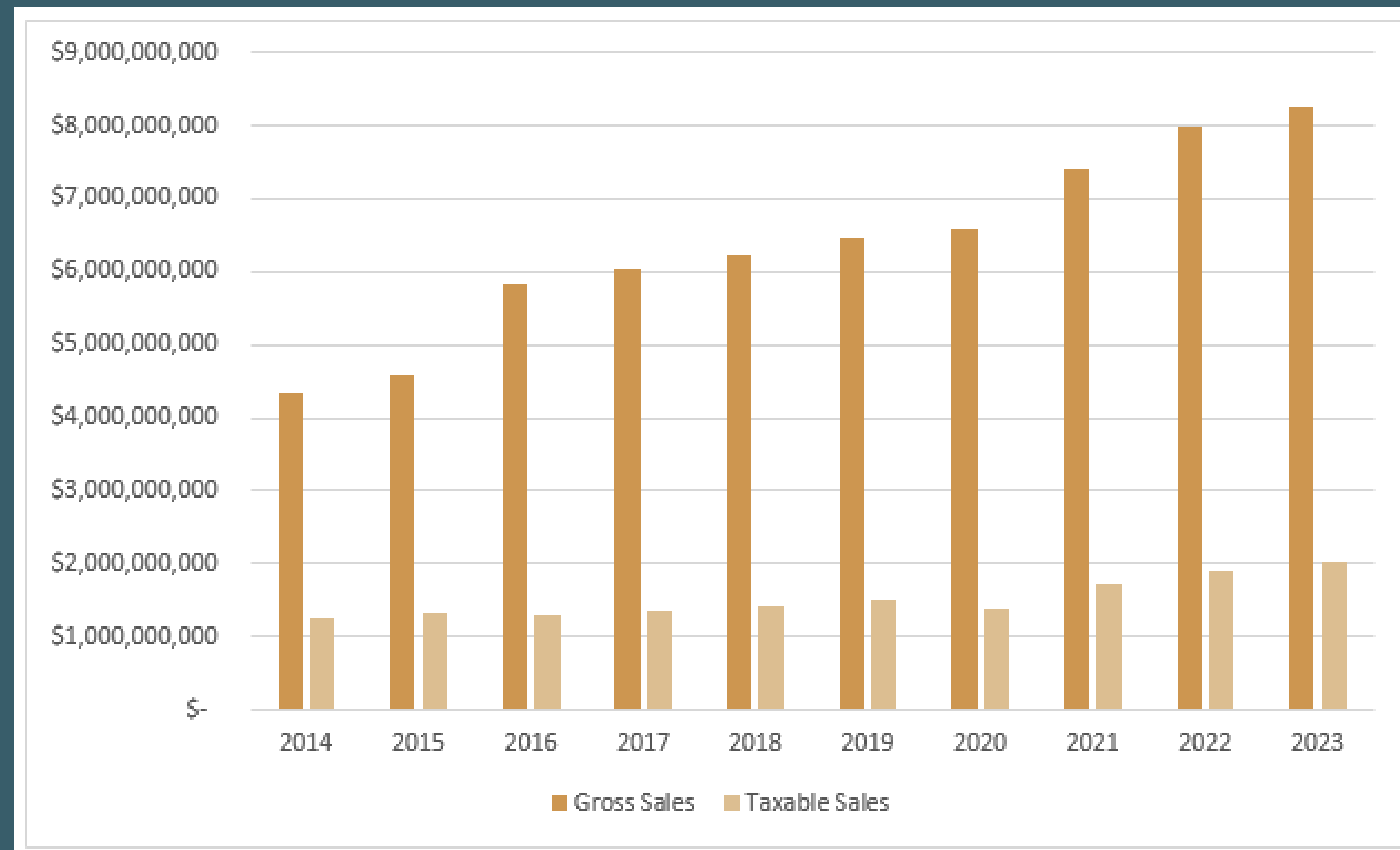
- Scott County CDA tracks by zip code
 - County-wide new business starts up YTD year over year
 - Belle Plaine up YTD, YOY
 - As in most past years, rate of start-ups in Belle Plaine area is less than other cities except ENM and Credit River
- Belle Plaine, ENM, New Prague, Prior Lake and Savage increased YTD, YOY

Month	Belle Plaine	Credit River	Elko NM	Jordan	New Prague	Prior Lake	Savage	Shakopee	Total 2025
January	14	0	7	6	9	27	30	49	142
February	15	0	8	7	8	39	28	43	148
March	8	0	6	8	7	46	29	51	155
April	3	0	6	15	10	31	39	44	148
May	6	0	5	11	13	43	41	49	168
June	6	0	9	9	15	31	21	51	142
July	4	0	2	7	8	46	32	46	145
August	4	0	7	7	14	30	25	67	154
September	8	0	6	7	11	31	24	56	143
October	4	0	7	7	22	32	24	54	150
November	9	0	2	9	8	32	22	49	131
December	3	0	9	6	14	21	25	46	124
Total YTD	84	0	74	99	139	409	340	605	1750



- Scott County level data only
 - Gross sales continue to increase and trend positive; taxable sales grew as well
- 2023 most current
 - Gross sales across county - over \$8.0B
- Gross sales nearly doubled in past ten years

SALES & USE DATA



2025 Wins & Accomplishments

- Impact # 1** Value of commercial construction permits totaled over \$25M
- Impact # 2** 46 new rental townhomes constructed in new subdivision - total new investment in the City of Belle Plaine for this development is estimated at \$10M
- Impact # 3** Public improvements accepted for Enterprise Drive extension and Hickory Grove subdivision
- Impact # 4** ROSE grants totaling over \$10K, leveraged an estimated \$50K in private business investment: Belle Plaine Food Shelf, Belle's Bistro, BP Motorsports, Oaken House LLC, Steel Horse Tavern, Rucks Meats, 169 Tobacco & Vape, Riverview Coffee, & Pankonin Financial
- Impact # 5** Market opinion letter completed for commercial property, partnership with private investment

2025 Wins & Accomplishments

- Impact # 6** Marketing of several city owned properties, sale of property
- Impact # 7** Hickory Grove Apartments: Final two 36-unit apartment buildings reviewed, permitted and under construction - \$7.5M new investment in Belle Plaine
- Impact # 8** \$7K in HRA grants distributed to home owners to assist with facade and energy efficiency projects, including replacement of trees lost to Emerald Ash Borer
- Impact # 9** 2026 EDA program budget includes \$15k for unspecified projects and a transfer of \$10k to the locally funded revolving loan program; Locally funded RLF balance over \$50K, few strings attached & portion can be forgivable
- Impact #10** Over 75 touchpoints (meetings) with commercial/industrial businesses & leads; presentation at broker event; EDA/Chamber/Festivals gala & Chamber meetings/events

2026 GOALS

Support

Businesses with ROSE loans and programs the EDA administers

Develop

Positive communications plan, implement it throughout 2026

Study

Retail & industrial positioning and/or contract for marketing plan

Host

Speaker or data expert to help us understand rural centers in metros

Consider

Tailoring program to businesses with 50-100 FTE employees, based on expansion

Host

Commercial brokers & developers re: how to resonate with developers

Consider

Requests for TIF & abatement assistance - housing & (re) development

Talk About

What a business friendly environment means here in Belle Plaine



MEMORANDUM

Economic Development Authority

DATE:	January 12, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	Resolution 26-01 Approving HRA Residential Rehabilitation and Energy Efficiency Improvement Grant Policy Update
REVIEW:	<p>In December the EDA reviewed a request to interpret HRA grant guidelines pertaining to owner occupancy requirements and eligibility of rental property for EAB related grants.</p> <p>Attached please find draft updated standards for review and consideration. The updates:</p> <ul style="list-style-type: none">• Clarifies owners of single family homes are required to be owner-occupants of single family homes and must meet income requirements to be eligible for grant assistance.• Clarifies the term 'multi-family residential' applies to duplexes, twin homes, townhomes, etc. and that rental properties must meet slum/blight findings to be eligible for grant assistance.• Provides rental units owned by income qualified persons are eligible for tree replacement grant. Eligibility is limited to one grant (up to \$500.00 per year) per Applicant (not application) per year. <p>If program updates are acceptable, consideration of Resolution 26-01 is in order.</p>
ATTACHMENTS:	<ul style="list-style-type: none">• Marked up program guidelines• Resolution 26-01
SIGNATURE:	



Belle Plaine Housing Redevelopment Authority (HRA)

RESIDENTIAL REHABILITATION AND ENERGY EFFICIENCY IMPROVEMENT GRANT PROGRAM 2026 POLICY AND PROCEDURES

Purpose

The purpose of the Façade and Energy Efficiency Improvement Grant Program is to encourage energy efficiency, renovation, and/or rehabilitation of existing housing stock located within the City of Belle Plaine with façade and/or energy efficient improvements. Homeowners of low or moderate income may annually apply for assistance under this grant program in an amount of up to \$1,000 in matching funds.

Goal

Reduce blight in residential neighborhoods in the City by providing assistance to persons with low or moderate incomes for the purpose of renovating or rehabilitating existing homes with façade and/or energy efficient improvements.

Availability

Each applicant may apply for up to \$1,000 in assistance under this grant program by submitting the attached application to the HRA. Homeowners will be required to provide matching funds for the renovation or rehabilitation. Administrative staff will review the grant applications and approve the amount of the final grant to the extent funds are available. The Façade and Energy Efficient Improvement Grant Program will be administered under written policy and procedures to the extent funds are allocated and available to the grant program by the HRA Board. The grant program will be funded in the amount specified in the applicable annual budget as approved by the City Council.

Applicant Eligibility

Grants under this program are available to owners of **owner-occupied** single family homes and multi-family residential projects that are located within the City of Belle Plaine (including persons who have a property interest in a home or multi-family residential project pursuant to a contract for deed). **For purposes of this program, duplexes, twin homes, townhomes, etc. are included in the term 'multi-family residential projects'.** Applicants must apply for the Façade and Energy Efficient Improvement Grant Program by completing the attached application and providing evidence that the improvements to be made are related to a façade improvement and/or energy efficient improvement. In addition, owners of single family homes must satisfy the income criteria set forth below or provide evidence of blight on their properties. Owners of multi-family residential projects must provide evidence of blight on their properties.

Owner-Occupied Low or Moderate Income

In order to obtain a grant under this grant program, owner-**occupants** of single family homes must provide evidence that they are (he or she is) of low or moderate income **(or provide evidence of blight on their properties, as described below)**, as determined by the Low (80%) Income Limits for Scott County, Minnesota, reported annually by the U.S. Department of Housing and Urban Development at <https://www.huduser.gov/portal/datasets/il.html>

Multi-Family Blight Findings

In order to obtain a grant under this grant program, owners of multi-family residential buildings must provide evidence of blight on their properties. Blight determinations shall be made by Community Development Department staff, based on communications with the owner of the multi-family residential building and in-person review of the building sites. A "blighted area" means any area with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light, and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

Eligible Uses for Grant Funds

Proposed improvements must conform to the City of Belle Plaine's Zoning Ordinance.

Eligible improvements include façade or energy efficient improvements such as replacement windows, replacement doors, re-roofing, residing, masonry repair, foundation repair, water heaters, HVAC units, and furnaces. Solar energy panels or other energy efficient heating and cooling mechanisms are also eligible improvements. Painting, landscaping, and lighting may be considered providing additional eligible activities are proposed. All labor and design costs are reimbursable with grant proceeds. Labor must be incurred through the work of a qualified contractor, and does not include sweat equity.

All energy efficient improvements must satisfy the energy efficiency requirements on file with the EDA, which are based on energy efficiency provisions of the State of Minnesota building code.

Emerald Ash Borer Tree Replacement

The HRA finds Emerald Ash Borer (EAB) poses a significant threat to the urban tree canopy including reduction in the number of healthy trees. EAB tree loss has direct economic, environmental, and energy efficiency impacts. **The HRA further finds the cost of tree removal and replacement is a disincentive for reforestation, especially on income-producing properties. Therefore,** removal of Ash trees combined with replacement of Ash trees removed is declared an eligible use of grant funds **for owners of single and multiple family properties, regardless of occupancy type**. Applicants **(i.e. Property Owners)** must meet income requirements herein, however, a property owner match is not required. Maximum grant is \$500 per year **per Applicant (i.e. Property Owner)**. Documentation of Ash tree removal is required. Replacement trees size shall be approximately 2" in diameter. Seedlings and balled/burlapped trees are not eligible. Tree species and planting location are subject to code requirements.

When Payment Made

If an applicant is provided a grant under this program, the grant will be paid once the applicant provides the HRA with all invoices for the work completed by a qualified contractor or equipment purchased. The HRA will process payment for one-half the amount of the invoices, with a maximum amount of the grant awarded. No invoices for work completed prior to the award of the grant will be reimbursed with grant funds. Such invoices must be submitted to the EDA within one year of the award of the grant under this program.

Right to Deny

The Belle Plaine HRA has the right to deny any application based on its discretion.



City of Belle Plaine
 218 N. Meridian Street
 P.O. Box 129
 Belle Plaine, MN 56011

Community Development Dept.
 Phone: 952-873-5553
 Fax: 952-873-5509
 www.belleplainemn.com

2026

RESIDENTIAL FAÇADE & ENERGY EFFICIENT IMPROVEMENT GRANT PROGRAM APPLICATION (Matching Grant)

Date of Application: _____

APPLICANT	Name: _____	Phone: _____
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Address: _____

E-Mail: _____

SUBJECT HOME	Address: _____	Belle Plaine, MN	P.I.N: _____
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Year Constructed: _____	Lot Number: _____	Block Number: _____	Subdivision: _____
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Is home in or potentially in violation of any city ordinance?	Y	N	Violation: _____
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WORK DESCRIPTION: (Describe energy efficient improvements, attach documentation of energy standards)	POTENTIAL COMPLETION DATE: _____
_____ _____ _____	

APPLICATION MUST BE SUBMITTED PRIOR TO CONDUCTING ANY WORK AND MUST INCLUDE:

- Applicant must show 2025 tax return as proof of income.
- Documentation showing improvements meet energy efficient standards (include make/model of materials).
- Detailed estimate of work to be performed.
- Photo(s) of subject property showing blight conditions and where improvements are to be made.
- Owner occupancy or blight qualification established**
- Photo(s) of subject property showing blight conditions and where improvements are to be made.
- Building permit obtained, if required.

***IMPORTANT: Upon project completion, all proof of payments in full must be submitted to Community Development Department staff prior to receiving grant payment.**

I have read and understand the Policy for the Residential Façade and Energy Efficient Improvement Grant Program of the Belle Plaine Housing and Redevelopment Authority.

SIGNATURE OF APPLICANT: _____ **DATE:** _____

OFFICE USE ONLY

Date Application Received:	Project Completion Date:
<input type="checkbox"/> Income meets requirements	<input type="checkbox"/> Attached proof of purchase(s)
<input type="checkbox"/> Improvements meet energy efficiency requirements	<input type="checkbox"/> Building permit completed and closed
<input type="checkbox"/> Zoning ordinance compliant	
<input type="checkbox"/> Building permit issued Permit # _____	
<input type="checkbox"/> Permit not required to conduct work	<input type="checkbox"/> Reimbursement check issued
<input type="checkbox"/> Approved Amount: \$ _____ <input type="checkbox"/> Denied	Issue Date: _____

Comments: _____

Building Official or Designee: _____	Date: _____
Zoning Administrator or Designee: _____	Date: _____

BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. 26-01

RESOLUTION APPROVING AMENDMENTS TO THE RESIDENTIAL REHABILITATION AND ENERGY EFFICIENCY IMPROVEMENT GRANT PROGRAM POLICY RELATING TO OWNER OCCUPIED HOUSING AND RENTALS ELIGIBILITY FOR REPLACEMENT OF ASH TREES AS AN ELIGIBLE ACTIVITY

WHEREAS, the Belle Plaine Economic Development Authority ("Authority") operating in its capacity as the Housing and Redevelopment Authority (the "HRA") has provided for the Residential Rehabilitation And Energy Efficiency Improvement Grant Program; and

WHEREAS, the Authority has proposed the modification of the existing Residential Rehabilitation And Energy Efficiency Improvement Grant Program policy as illustrated in Attachment A to clarify when owner-occupancy is required and to provide for limited replacement of ash trees at rentals; and

WHEREAS, the Board of the Authority has had an opportunity to review the amended Residential Rehabilitation And Energy Efficiency Improvement Grant Program Policy.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Belle Plaine Economic Development Authority that:

1. The amended Residential Rehabilitation And Energy Efficiency Improvement Grant Program Policy is approved and is effective on the date hereof.
2. The amended policy is effective immediately.

Approved by the Board of Commissioners of the Belle Plaine Economic Development Authority this 12th day of January, 2026.

BELLE PLAINE ECONOMIC
DEVELOPMENT AUTHORITY

Sarah Duklet, EDA President

ATTEST

Cynthia Smith Strack, Executive Director



MEMORANDUM

Economic Development Authority

DATE:	January 12, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	6.2. Director's Update
REPORT:	<p>Design Committee The Design Committee did not meet in January.</p> <p>Planning Commission The Planning Commission will meet in joint work session with the City Council on January 20th. The work session will include a discussion with the Metropolitan Council regarding 2050 Comprehensive Plan update. This will mark the start of the update process which must be completed by end of 2028.</p> <p>Other</p> <ul style="list-style-type: none">• EDA annual report.• HRA program revision.• SCALE Tech Team meeting.• Attend Met Council Policy Advisory Committee meeting.• Attended GreenCorps supervisor training.• Zoning information/assistance to three commercial entities.• Working on sale of city property.• Process ROSE loan requests.• Code review (zoning) assistance for building/zoning permits.• City communications.• 2050 Comprehensive Plan meeting prep.• Budget meetings.
SIGNATURE:	