



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

MONDAY, MARCH 9, 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 February 9, 2026.

4. TREASURERS REPORT.

4.1. Approval of Bills.

5. BUSINESS.

5.1. EDA Engagement – Exploring What Powers Local Business.

5.2. Belle Plaine Housing & Income Demographics.

6. ADMINISTRATIVE REPORTS.

6.1. Commissioner Comments.

6.2. Director's Update.

6.3. Upcoming Meetings.

1. Regular Session, 5:00 pm, **Monday, April 13, 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
FEBRUARY 9, 2026**

PLEDGE OF ALLEGIANCE.

President Duklet 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, February 9, 2026 at City Hall, 218 North Meridian Street, Belle Plaine, MN. President Duklet called the meeting to order with Commissioners Krant, Evans, Buck, Cox, Fahey and Hartmann present.

Also present was Community Development Director Smith Strack.

2. APPROVAL OF AGENDA.

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

3. ELECTION OF OFFICERS.

President –

MOTION by Commissioner Evans, second by Commissioner Buck to nominate Sarah Duklet as President. No other nominations were made. ALL VOTED AYE. MOTION CARRIED.

Commissioner Duklet preceded over the remainder of the meeting.

Vice President –

MOTION by Commissioner Evans, second by Commissioner Fahey, to nominate Brady Hartmann, as Vice President. Hartmann declined nomination.

MOTION by Commissioner Hartmann, second by Commissioner Buck, to nominate James Evans as Vice President. No other nominations were made. ALL VOTED AYE. MOTION CARRIED.

Treasurer –

MOTION by Commissioner Krant, second by Commissioner Cox, to nominate Ashley Buck as Treasurer. No other nominations were made. ALL VOTED AYE. MOTION CARRIED.

Assistant Treasurer –

MOTION by Commissioner Hartmann, second by Commissioner Fahey, to nominate Rick Krant as Assistant Treasurer. No other nominations were made. ALL VOTED AYE. MOTION CARRIED.

Secretary – Recording Secretary Renee Eyrich is appointed as secretary.

4. APPROVAL OF MINUTES.

4.1. Regular Session Minutes of January 12, 2026.

MOTION by Commissioner Hartmann, second by Commissioner Fahey, to approve the Regular Session Minutes of January 12, 2026. ALL VOTED AYE. MOTION CARRIED.

5. TREASURERS REPORT.

5.1. Approval of Bills.

MOTION by Commissioner Cox, second by Commissioner Krant, to approve the Treasurers Report as presented. ALL VOTED AYE. MOTION CARRIED.

6. BUSINESS.

6.1. EDA Roles/Responsibilities.

Community Development Director Smith Strack reviewed the EDA Roles and Responsibilities with the slideshow. The following topics were highlighted:

- Service Expectations
- What is Economic Development
- EDA's Role in Economic Development
- Tools of the Trade
- Core Functions
- Open Meeting Law
- Data Practices Act
- Conflict of Interest
- Decorum Policy
- Helpful Tips: Communications, Understand Process, Commit to Improving.

6.2. EDA Goals.

Community Development Director Smith Strack requested discussion on Business Climate and First Impressions, next steps.

The commission held thoughtful discussion and gave direction.

7. ADMINISTRATIVE REPORTS.

7.1. Commissioner Comments.

No comments were made.

7.2. Director's Update.

Community Development Director Smith Strack reviewed the Directors Report.

7.3. Upcoming Meetings.

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

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

8. ADJOURN.

MOTION by Commissioner Evans, second by Commissioner Cox, to adjourn the meeting at 5:54 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich
Recording Secretary



MEMORANDUM

Economic Development Authority

DATE:	March 9, 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 February 2026 for your consideration.
ACTION:	For approval via MOTION
SIGNATURE:	<i>Cynthia Smith Strack</i>

ACCOUNT	DESCRIPTION	VENDOR	AMOUNT
801460500202000	EDA: COPY EXPENSE	ODP BUSINESS SOLUTIONS, LL	\$5.10
801460500202000	EDA: COPY EXPENSE	ODP BUSINESS SOLUTIONS, LL	\$10.49
801460500202000	EDA: USAGE CONTRACT	METRO SALES INC	\$135.00
801460500207000	1/26 EDA: TRAINING	COBORNS INC	\$13.68
801460500321000	116975 EDA: 2/26 PHONE	CADY BUSINESS TECHNOLOGIES	\$31.94
801460500322000	2-2026 EDA: POSTAGE	PURCHASE POWER	\$85.88
801460500343000	39148 EDA: GALA INVITES	WAGNER PRESS & GRAPHICS	\$171.00
TOTAL			\$453.09



MEMORANDUM

Economic Development Authority

DATE:	March 9, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	EDA Engagement: Exploring What Powers Local Business
BACKGROUND:	<p>This item pertains to EDA goals to (1) talk about what a business friendly environment looks like in Belle Plaine and (2) develop positive communication.</p> <p>At the previous meeting the EDA talked about outreach priorities and communications planning centered on public engagement. Staff has assembled a potential engagement strategy for discussion and direction. More information is attached.</p> <ul style="list-style-type: none">• Engagement plan working title “Seven Capitals, One Community: Exploring What Powers Local Business.• Approach is positivity-based asset mapping looking at community resources (community capitals) that can be supported and used to drive transformational change in complex environments. Each capital represents a type of resource that supports economic development, what we are defining as growth, wealth, and investment. Assets are specific resources within each capital we can use to drive change.• Purpose: Guide community members through an interactive exploration of how seven forms of community capital shape the local business environment and to gather meaningful input that we can use for planning, investment, and storytelling.• Method: Online, interactive ArcGIS StoryMap with embedded survey polling and InputID tools. Potential option paper copy. Potential option public event.• Most work completed in house following licensing & training (CDD staff – GIS).• Anticipated budget - \$5,000 for online option only – physical copies and/or public event extra. Timeline live in 2-3 months, completed in 6-8 months.• Communicate: activity, encourage participation, & share results.
ACTION:	<ol style="list-style-type: none">1. Review engagement plan/authorize \$5,000 expenditure. Attached please find both a visual and a narrative of engagement plan.2. Choose a “lens” for plan. Attached please find a visual of different ‘lenses’.3. Thoughts on physical engagement tool and/or public event.
SIGNATURE:	

Seven Capitals, One Community: Exploring what powers local business

Purpose & Overview

Purpose

Guide community members through an interactive exploration of how seven forms of community capital shape the local business environment



ARCGIS STORYMAP

WELCOME

INTRO

COMMUNITY CAPITAL

Human Social Infras-
tructure

Natural Political Cultural Finan-
cial

Local data & maps Polling/Testing Short Activity

SYNTHESIS

CLOSING

The Seven Capitals



CULTURAL CAPITAL
Identity, brand, & market appeal



NATURAL CAPITAL
Environmental assets & constraints



POLITICAL CAPITAL
Regulatory environment & predictability



FINANCIAL CAPITAL
Access to capital & investment tools



BUILT CAPITAL
Infrastructure & pad-ready assets



SOCIAL CAPITAL
Networks that support business success



HUMAN CAPITAL
Workforce capacity & talent pipeline

Synthesis

What capital assets tell us about our business environment?



Simple visuals

Key themes emerging

Interactive: drag/drop priorities

Closing

What happens next?

How we will use input

Timeline for next steps

Invitation to stay involved



Timeline & Cost



SOON

< \$5,000

Optional Lens



Interactive ESRI StoryMap Activity: “Our Business Environment” Standard Community Capital Eval

Purpose:

To guide community members through an engaging, visually rich, and interactive exploration of how seven forms of community capital shape the local business environment—and to gather meaningful input that economic development staff can use for planning, investment, and storytelling.

Overview:

Seven ‘chapters’, each with an:

- A welcome/introduction
- A “What We Heard” summary
- A call to action / next steps

Each chapter includes:

- A short, plain-language explanation
- Local data or maps
- A quick reflection or poll
- A short activity (drag-and-rank, hotspot map, slider, or open text)

Opening Section: “Welcome to the Business Environment Check-In”

Content

- Explain why the business environment matters.
- A simple definition of “community capital” as the building blocks of a thriving economy.
- Animation showing the seven capitals as interconnected gears or buckets.
- A “How to Participate” guide:
 - 10–15 minutes
 - No right or wrong answers
 - Your lived experience is valuable
 - Responses help shape future investments and priorities

Interactive Element:

Poll: “What best describes your connection to our community?”

- Resident
- Business owner
- Employee
- Developer/investor
- Community organization
- Other

Capital by Capital Interactive:

Each capital gets its own scroll-based chapter with visuals, maps, and engagement prompts.

HUMAN CAPITAL

What it is: skills, education, health, leadership, and the capacity of people to participate in the economy.

Visuals

- Workforce demographics map

- Commuting patterns
- Educational attainment layers

Interactive Activity

Slider: “How would you rate our workforce readiness?” Scale: Very Strong → Needs Improvement

Optional open text: “What skills or training would help local businesses grow?”

SOCIAL CAPITAL

What it is: Networks, trust, collaboration, and the ability to work together.

Visuals

- Map of business associations, chambers, networking groups
- Community gathering spaces
- Volunteerism or civic participation indicators

Interactive Activity

Hotspot Map: “Where do you see strong collaboration or community connection?” Participants drop pins and add notes.

CULTURAL CAPITAL

What it is: Local identity, heritage, creativity, and shared values that make a place unique.

Visuals

- Cultural assets map (arts, events, historic sites)
- Photos of local festivals, traditions, or public art

Interactive Activity

Image Carousel + Quick Poll: “Which cultural strengths help attract visitors, talent, or businesses?”

POLITICAL CAPITAL

What it is: Local leadership, representation, decision-making processes, and the ability to influence policy.

Visuals

- Governance structure diagram
- Map of civic institutions
- Recent community engagement stats

Interactive Activity

Multiple-choice poll: “How easy is it for residents and businesses to navigate local processes (permitting, licensing, etc.)?”

Optional text box: “What would make it easier?”

BUILT CAPITAL

What it is: Infrastructure, transportation, broadband, utilities, buildings, and development-ready sites.

Visuals

- Zoning map
- Infrastructure layers (roads, utilities, broadband)
- Available sites and buildings

Interactive Activity

Ranking exercise: “Which built assets most influence business success here?”

- Broadband
- Roads
- Downtown vitality
- Industrial sites
- Housing
- Utilities

NATURAL CAPITAL

What it is: Land, water, natural beauty, parks, and environmental quality.

Visuals

- Parks and trails map
- Natural features
- Floodplain or environmental constraint layers

Interactive Activity

Pin Drop: “Where does our natural environment support business attraction or quality of life?”

FINANCIAL CAPITAL

What it is: Access to capital, local investment, tax base, incentives, and financial resources.

Visuals

- Local lending institutions
- Grant/incentive programs
- Tax base or business growth trends

Interactive Activity

Poll: “How accessible is funding for starting or expanding a business?”

Optional text box: “What financial tools would help entrepreneurs succeed?”

Synthesis:

“What These Capitals Tell Us About Our Business Environment”

Content

- A simple visual summary (radar chart or seven-bar “health check” graphic)
- Key themes emerging from participant input (auto-updated or manually curated)
- A short narrative tying the capitals together:
 - “Our business environment is strongest when these seven capitals reinforce each other.”

Interactive Element

Drag-and-drop: “Which three capitals should be our top priorities for strengthening the business environment?”

Closing:

“What Happens Next”

Content

- How the city will use the input
- Timeline for next steps
- Invitation to stay involved

Interactive Element

Email sign-up or “Join a focus group” button

Potential alternate “lenses” for EDA engagement

Same seven capitals: different priorities, foundations & endpoints





MEMORANDUM

Economic Development Authority

DATE:	March 9, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	Housing & Income Demographics

This item relates to EDA goals to (1) to understand rural centers in metro area and (2) study retail/industrial market positioning. Staff have started compiling demographic data for the 2050 Comprehensive Plan update. The information is potentially useful for the EDA as we begin looking into the goals mentioned above.

Housing Cost Burden

Housing cost burdens are higher in Belle Plaine than in other areas in the region. Higher cost burdens mean residents have less ability to absorb baseline and acute expenses like auto repairs, inflation, etc.

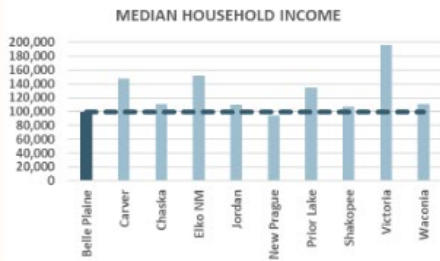
BACKGROUND:



Median Income Across Age Spectrum

Median income is lower in Belle Plaine than other areas in the region and peak earning group aged 45-64 is smaller and earns less than regional averages. Young families aged 25-44 face affordability pressures and Belle Plaine's older residents aged 65+ have sharply lower incomes than the surrounding region and we have a higher senior population.

MEDIAN INCOME FAR BELOW AVERAGE



LOW HHLD INCOME = COST BURDENED HOUSEHOLDS

\$99K

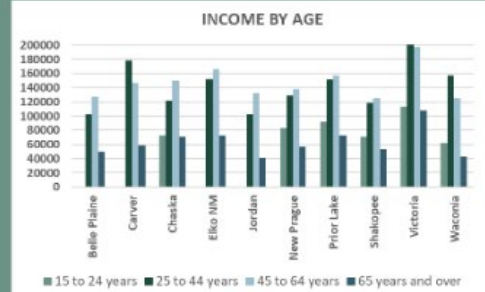
Belle Plaine's median household income is 51% of Victoria's, 65% of Carver's, 67% of Elko New Market's, and 74% of Prior Lake's. Eight of ten communities in the region have higher household incomes Belle Plaine

Belle Plaine is **25% Lower** than Metro Area Median Income

INCOMES LOWER ACROSS AGE SPECTRUM

Belle Plaine's young households (ages 25-44) earn far less than regional peers. Working families have significantly less disposable income than those in surrounding communities. Older residents have sharply lower incomes and Belle Plaine has more residents age 65+ than surrounding communities.

Data shows structural, not temporary revenue limitations



Home Values

Belle Plaine remains one of the most affordable housing options in the region. A strength for housing market, but also challenging from a tax base perspective as tax capacity is lower and the base grows more slowly and modestly.

LOW NUMBER OF HIGH VALUE HOMES

5%

Only 5% of houses in Belle Plaine are valued over \$500K. Other nearby cities Victoria (65%), Prior Lake (39%), and Carver (33%) have many more homes valued over \$500K.

Belle Plaine's tax base grows more slowly because housing values rise more modestly. Housing affordability is beneficial, but it also means lower per-unit tax capacity

HOUSING AFFORDABILITY = STRENGTH & CHALLENGE



CONSISTENT, MODEST VALUE INCREASES



HOMES ARE A GOOD VALUE & APPRECIATING

Belle Plaine is an affordable housing option in the region. Housing value rate is healthy, consistent, stable and steadily appreciating. Belle Plaine's position in the 'value' segment of the regional housing market can be appealing for buyers priced out of higher-cost cities.

While all cities show rising values, Belle Plaine's increases are more moderate



MEMORANDUM

Economic Development Authority

DATE:	March 9, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	Director's Update
REPORT:	<p>Design Committee The Design Committee met on March 2nd.</p> <p>Planning Commission The Planning Commission will not meet in March as no official business is needed.</p> <p>Other</p> <ul style="list-style-type: none">• 2050 Comprehensive Plan update• Leading Economic Transformation (LET) Program• EDA gala.• Zoning information/assistance to four commercial entities• Facilitate sale of city property• Code review (zoning) assistance for building/zoning permits• City communications• New committee member orientation & orientation packets• Panel to review RFI Scott County Housing and Commercial/Industrial Studies
SIGNATURE:	