



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

MONDAY, JULY 13, 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 June 8, 2026.

4. BUSINESS.

4.1. ROSE Loan Request: 115 Main Street East.

4.2. Updates.

5. ADMINISTRATIVE REPORTS.

5.1. Commissioner Comments.

5.2. Director's Update.

5.3. Upcoming Meetings.

1. Regular Session, 5:00 pm, **Monday, August 10, 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
JUNE 8, 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, June 8, 2026 at City Hall, 218 North Meridian Street, Belle Plaine, MN. President Duklet called the meeting to order with Commissioners Krant, Buck, Cox, Stacey and Evans present. Commissioner Fahey was absent.

Also present was Community Development Director Smith Strack.

2. APPROVAL OF AGENDA.

MOTION by Commissioner Evans, 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 May 11, 2026.

MOTION by Commissioner Stacey, second by Commissioner Cox, to approve the Regular Session Minute May 11, 2026. ALL VOTED AYE. MOTION CARRIED.

4. TREASURERS REPORT. 4.1. Approval of Bills.

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

5. BUSINESS.

5.1. Mobile Food Units.

Community Development Director Smith Strack comment on whether the city should discuss distance rules for food trucks near restaurants in certain situation. Smith Strack noted this does not include food trucks as part of an event or Large Assembly permit.

The Commission held a lengthy discussion, it was the consensus of the Commission to move forward with further discussion.

5.2. Updates: What Powers Local Business Survey Update & First Time Home Buyer Program.

Community Development Director Smith Strack provided updates on the current survey out and the First Time Home Buyer Program.

It was the consensus of the Commission to have AI collate the answers.

5.3. 2050 Comprehensive Plan Update (Community Values).

Community Development Director Smith Strack highlighted the Comprehensive Plan Update. The Commission filled out the value statements and submitted to staff.

6. ADMINISTRATIVE REPORTS.

6.1. Commissioner Comments.

The Commission discussed an issue with parking for businesses during All Wheel Wednesdays.

6.2. Director's Update.

Community Development Director Smith Strack noted the report is in the packet.

6.3. Upcoming Meetings.

1. Regular Session, 5:00 pm, **Monday, July 13, 2026.**

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

7. ADJOURN.

MOTION by Commissioner Evans, second by Commissioner Cox, to adjourn the meeting at 5:49 PM.
ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich
Recording Secretary



MEMORANDUM

Economic Development Authority

DATE:	July 13, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	4.1. ROSE Loan Edina Realty
BACKGROUND:	Nick Schmidt, NCS Holdings LLC has applied for a ROSE loan for façade changes at 115 Main Street East. Additional information is attached to this memo. Schmidt proposes adding board & batten LP trim board over the stucco on the lower half of the building and then painting it "Iron Ore". Schmidt further proposes adding low profile cedar boxes below the windows, and wood bead board tongue and groove on the ceiling of the awning (stained to match the flower boxes) and new fascia to the awning. Later this summer, Schmidt plans on having the brick cleaned and tuckpointed, adding new black framed windows to the 2nd story, and re-roofing the awning. A rendering of the proposed façade and a picture of the existing façade are attached. The Design Committee has reviewed and approved proposed façade changes. ROSE loan guidelines allow a 1:1 grant level for most elements of the proposed project. The ROSE program matrix is in the packet. Two bids related to the project are included with the application. The bids have crossover in work proposed. The bids total \$3,900 and \$4,000. The project would appear to be eligible for a \$1500 ROSE Loan. A total of \$10,000 was budgeted for the ROSE loans this year with the entire balance remaining. Consideration of the request is requested. Resolution 25-08 is available for consideration.
ATTACHMENTS:	• Application and estimates • ROSE loan matrix • Resolution 26-02: A Resolution Approving Terms of a ROSE Program Loan to NCS Holdings LLC, 115 Main Street East.
ACTION:	Consider ROSE Loan – Resolution 26-02.
SIGNATURE:	



Edina Realty

Edina Realty
Home Services
952-873-4487

H&R BLOCK

Edina Realty

Edina Realty
home services
952-877-4467



**BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY
RESTORATION, OPPORTUNITY, SUSTAINABILITY AND ENTERPRISE (ROSE) PROGRAM
APPLICATION FOR FUNDS**

Company Information:

Name of Business: NCS Holdings (Edina Realty)

Current Address: 115/117 E Main Street

Telephone: _____ E-mail: _____

Primary Contact Person: Nick Schmidt

Title: Owner

Telephone: _____

Nature of Business: Real Estate

Form of Business Organization:

☐ CD Purchaser ☒ Tenant Operator ☐ Other _____

☒ Sole Proprietorship ☐ Limited Partnership _____

☐ Partnership ☐ Corporation (Cooperative)

Number of Employees: Total: 4 Full-Time: 2 Part-Time: 2

Property Owner(s): NCS Holdings LLC - Nick Schmidt

Number of years in businesses in Belle Plaine: 20+ Edina Realty

Project Description:

Briefly describe the nature of the project: board and batten siding,
repaint walls and doors, beadboard under awning,
cedar flower boxes installed

Approximate Amount Requested: \$1,500

☒ Attach copies of all quotes/estimates for proposed work, at least two contractors shall submit quotes.

Funds to be used for: Street level facade
improvements

Is the proposed building a conforming use or legal non-conforming use under the City of Belle Plaine's Zoning Ordinance? ☒ Yes ☐ No

What is the estimated completion date for the project?: August 1st

I have read, understand, and agree to comply with the Policy for the ROSE Loan Program of the Belle Plaine Economic Development Authority and the City of Belle Plaine.



Applicant Signature

Nick Schmiedt

Applicant Name (printed)



Property Owner Signature

Property Owner Signature

6-19-26

Date

For Office Use Only:

☐ Reviewed by: _____
Approved: _____
Denied: _____

☐ Reviewed by Design Committee
Approved: _____
Denied: _____

☐ Invoice submitted: _____

Amount: _____

Date Paid: _____

Andy Hoisington
Interior & Exterior Painting
18 N.W. 3rd Avenue • Faribault, MN 55021

BID

DATE 6/19/26

Nick Schmidt

Job site: 115 & 117 E. Main ST

Belle Plaine, MN 56011

First floor facade
of both buildings:

- Prime

- Paint

2 Exterior doors:

- Sand

- Prime

- Paint

Awning:

Stain/Seal under
side

material & labor \$ 3900 —

Cox Construction Inc.
122 S Meridian St.
Belle Plaine, MN 56011

Invoice

Date	Invoice #
6/22/2026	2515

CoxConstructionMN.com

Bill To

Nick Schmidt
15500 Blakeley Trl
Belle Plaine, MN 56011

Project:

115 E Main St
Belle Plaine, MN 56011

Item	Description	Amount
22 Specialty	Add board and batten LP trim board over the stucco, professionally paint the street level a color known as Iron Ore. Install low profile cedar boxes below the windows, and wood bead board tongue and groove on the ceiling of the awning (stained to match the flower boxes) and new fascia to the awning.	4,000.00
Total		\$4,000.00
Payments/Credits		\$0.00
Balance Due		\$4,000.00

RESTORATION, OPPORTUNITY, SUSTAINABILITY & ENTERPRISE PROGRAM

Proposed Activity	Required Property Owner to Loan* Match	Investment Rationale
Building additions & new construction consistent with zoning code & approved by the DC	\$1:\$1	The City/EDA prioritizes projects which result in credible and lasting improvements visible from public streets and sidewalks. The City/EDA also prioritizes projects retaining and restoring important features of historic structures. As such projects involving these activities are of a higher priority for grant dollars. Larger projects resulting in increases in tax value are preferred.
New awnings	\$1:\$1	
Replacement awnings structural	\$1:\$1	
New or substantial improvement of building entrances, e.g. porticos or expanded windows	\$1:\$1	
Building adornment improvements reminiscent of historical building construction	\$1:\$1	
Building upgrades reminiscent of historical building construction	\$1:\$1	
Placement/Replacement high quality exterior building materials	\$1:\$1	
Repointing, structures of potential historical significance	\$1:\$1	
Brick repair, structures of potential historical significance	\$1:\$1	
Repair of stucco	\$1:\$1	
Replacement of stucco	\$1:\$1	
Expansion of street level building openings (i.e. windows, doors) in the CBD	\$1:\$1	
Signage - must meet sign code standards; must complete design review if needed	\$3:\$1	\$3 owner to \$1 grant ratio
Re-roofing	\$5:\$1	The City/EDA recognizes building maintenance & beautification efforts are valuable. As such major maintenance & landscaping projects are eligible for program funds.
Painting	\$5:\$1	
Residing	\$5:\$1	
Replacement of existing windows and/or doors with new windows/doors in same openings	\$5:\$1	
Landscaping, including planters and baskets	\$5:\$1	
Changing of awnings due to tenant or occupancy change	May constitute ≤ 50% of local match	The City/EDA recognizes value in certain activities that, when paired with eligible activities, increase the value of a project. Projects involving ancillary activities may constitute a portion of the required local property owner match but are not eligible for grant dollars.
Relocation of windows and/or doors	May constitute ≤ 50% of local match	
Interior physical improvements to the structure	May constitute ≤ 50% of local match	
HVAC, electrical, and mechanical upgrades	May constitute ≤ 50% of local match	
Building acquisition	May constitute ≤ 50% of local match	
Trash or mechanical enclosures	May constitute ≤ 50% of local match	
Access improvements required under the Americans with Disabilities Act	May constitute ≤ 50% of local match	The City/EDA finds these types of activities are not appropriate for investment under the restoration, opportunity, sustainability, and enterprise grant program.
Sweat equity	Not eligible for program	
Activities including a reduction in window/door openings in the Central Business District	Not eligible for program	
Activities not consistent with City and/or Building Code	Not eligible for program	
Activities proposed by applicants not in good standing with the City	Not eligible for program	
Activities on property owned by persons not in good standing with the City	Not eligible for program	

* Maximum loan typically \$1,500

**BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY
RESOLUTION NO. 26-02**

**RESOLUTION APPROVING TERMS OF A ROSE PROGRAM LOAN TO
NCS HOLDINGS LLC, 115 MAIN STREET EAST**

BE IT RESOLVED BY the Board of Commissioners (the "Board") of the Belle Plaine Economic Development Authority (the "Authority"), as follows:

1. Façade Improvement Loan Program. The City and the Belle Plaine Economic Development Authority (the "EDA") previously approved the EDA's Restoration, Opportunity, Sustainability, and Enterprise (ROSE) Program which provides financial support for improvements to commercial properties in our community, and which is administered by the EDA.

2. Request for Loan. Nick Schmidt, NCS Holdings LLC (the "Property Owner") has requested a 2026 ROSE loan in the amount of one thousand five hundred dollars (the "Loan") in order to finance façade updates at 115 Main Street East (the "Property").

3. Proposed Terms of Loan. The Loan is to be made from the EDA's Façade Improvement Loan Program in the amount of \$1,500.00 for calendar year 2026. Said loan shall be forgiven provided that the Borrower remains in business on the Property for at least one year following the disbursement of the Loan or transfers ownership of the business to another entity that maintains the business in the improved building for at least one year following disbursement of the Loan. The obligation of the Borrower to repay the Loan in the event that any portion of the principal amount of the Loan is not forgiven will be evidenced by a Promissory Note (the "Note") to be delivered by the Borrower.

4. Board Approval. The Board hereby approves the Loan proposed to be provided to the Borrower contingent on:

- a. Execution of a promissory note by the Property Owner.
- b. Submittal (to the office of the Community Development Director) of a completed W-9 from the contractor.
- c. Issuance of required permits.

5. Promissory Note. The Board has had an opportunity to review the Note to be executed by the Borrower. The Board hereby approves the form of Note.

6. Effective Date. This resolution shall be effective as of the date hereof.

Approved by the Board of Commissioners of the Belle Plaine Economic Development Authority this 13th day of July, 2026.

BELLE PLAINE ECONOMIC
DEVELOPMENT AUTHORITY

Sarah Duklet, EDA President

ATTEST

Cynthia Smith Strack, Community Development Director



MEMORANDUM

Economic Development Authority

DATE:	July 13, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	4.2. Updates
BACKGROUND:	1. Our business survey has closed. A results dashboard has been posted. Themes from open ended questions are attached and maintain responder confidentiality. We had almost 200 responses, a rate of about 2.5%. That means this is probably not a statistically valid rate but we can still gain some insight. High-level summary: • Most respondents were residents, with a smaller proportion being business owners or employees. • The majority do not own a business, but among business owners, interest in expansion is mixed, with barriers such as market demand and community support noted. Business owners also say there is moderate collaboration and trust among local businesses, but community support during challenges is split 50/50. • Nearly half of all responding believe there are enough skilled workers, but confidence in adapting to future workforce needs is only moderate. • Creativity and openness to new ideas are seen as present, but not always strong. • Leadership is generally rated as average or weak, and most feel young people are not encouraged to become leaders. • Strong business networks are found in the Chamber of Commerce and community organizations, while local events and festivals are key for collaboration. • High development costs and land prices are the biggest barriers to business attraction or expansion. • Natural capital (land, water, environment) is seen as our strongest asset, while political and built capital are suggested top priorities moving forward. Based on the survey results, here are some preliminary thoughts on paths forward to address the key challenges identified: • Strengthen leadership and youth engagement: Since leadership was often rated as average or weak and most responding feel young people are not encouraged to become leaders, we could consider leadership development programs, mentorship opportunities, and initiatives to involve young people in community decision-making. • Address Business Barriers: Perceived high development costs and land prices are seen as obstacles. We could continue to explore options for local incentives, grants, or partnerships to

	reduce these costs, and review zoning or land use policies to increase available sites and buildings. • Foster Workforce Development: Confidence in our ability to meet future workforce needs is only moderate. We could more actively Invest in regional skills training, partnerships with educational institutions, and programs to attract and retain skilled workers. • Enhance Collaboration and Trust: Moderate collaboration and trust among businesses suggest a need for more networking events, business roundtables, and community forums to build relationships and share resources. 2. The Council would like to hear perspectives on whether the city should create rules about how close food trucks can operate to restaurants. In the relatively near future we will be organizing a meeting and inviting food truck operators, restaurant owners, and the public to share thoughts on the issue. While our discussion point is narrow, it is understood this could be an emotional issue. We also understand it is important to hear all voices on the matter. As such we are thinking about a face-to-face meeting with interactive, anonymous polling on key questions (Slido). We would presumably emphasize we are not making decisions that day. 3. The EDA may be asked to attend a joint EDA/Council meeting on July 20th.
ATTACHMENTS:	• Open ended question themes
ACTION:	For information only
SIGNATURE:	

"Why did you decide to become a business owner in Belle Plaine?"

There were 24 responses to this question. The most common theme was "Residential Location and Proximity" (9 responses), indicating that many business owners chose Belle Plaine due to its convenient location or because they already lived nearby. - "No applied theme*" (7 responses) means that for these responses, no specific theme could be confidently assigned—these may be unique or less common reasons. - Several themes were each cited by 3 respondents: "Community and Hometown Ties" (strong personal or emotional connection to Belle Plaine), "Remote and Home-Based Work" (the ability to work from home or remotely), "Geographic and Rural Setting" (attraction to the rural environment), "Family and Residential Relocation" (moving to Belle Plaine for family reasons), "Business Motivation and Experience" (personal drive or prior experience in business), and "Commercial and Retail Space Availability" (availability of suitable business locations). - "Business Acquisition" was mentioned by 2 respondents, indicating some became owners by acquiring an existing business. This breakdown shows that location, community ties, and practical factors like available space and remote work opportunities are key drivers for business ownership in Belle Plaine.

What is stopping you from expanding in Belle Plaine?

There were five responses to this question. Among business owners in Belle Plaine who responded to what is stopping them from expanding, the most common barrier identified was limited local market demand (2 responses). Other notable themes included challenges related to consumer shopping habits and a perceived lack of local community support (one response each). These findings suggest that concerns about customer base size and community engagement are key obstacles to business growth in the area.

What would it take to move you toward a decision to expand your business?

There were 14 responses to this question. The most frequently mentioned theme is 'Business Operations And Incentives' (3 responses), indicating that improvements or incentives related to business operations could encourage expansion. - 'Business Promotion Strategies' (2 responses) suggests that better marketing or promotional support is a significant motivator. - Other themes include 'Community Engagement', 'Business Growth Trends', 'Art Organization Partnerships', and a small number of responses with no applied theme, each with 1 response. This analysis suggests that a combination of operational incentives, enhanced promotional strategies, and increased community engagement could help motivate more business owners to consider expansion.

What would give you more confidence that Belle Plaine is set up to meet or adapt to the workforce needs of future businesses?

There were 139 responses to this question. Survey Monkey classified 60 as "neutral", 37 as "positive" and 30 as "negative. The most common theme is 'Community Leadership and Engagement' (13 responses), indicating that stronger leadership and more active community involvement would boost confidence. - 'Business Recruitment and Attraction' (12 responses) is also a major theme, suggesting that efforts to attract new businesses are seen as important. - 'Taxation and Cost Reduction' (10 responses) and 'Workforce Skills and Training' (7 responses) show that financial incentives, taxes, and workforce development are significant factors. - Other notable

themes include 'Business Type and Diversity', 'Workforce Development and Employment', 'Infrastructure Development and Capacity', and 'Population Growth and Attraction'. These results suggest that respondents believe a combination of leadership, business attraction, cost reduction, lower taxes, and workforce development would increase their confidence in Belle Plaine's future workforce readiness.

How can Belle Plaine help ensure things like roads, utilities, internet, buildings, land, and development sites have enough capacity to handle growth?

There were 87 responses to this question, several of them were not responses but numbers, punctuation marks, etc apparently meant to skip answering the required question. Survey Monkey classified 58 responses as “neutral”, 20 as “negative” and three as “neutral”. The most common themes are 'Property Tax Policy' and 'Infrastructure Planning Strategy', each mentioned by 7 respondents (13.21%). - 'Road Maintenance and Funding' was cited by 6 respondents (11.32%). Other notable themes include 'Public Engagement', 'Commercial Development Sites', and 'Utility Cost and Pricing' (each with 4 responses, 7.55%), as well as 'Utility Infrastructure Capacity', 'Business Incentive Programs', 'Growth Planning', and 'Municipal Budget Allocation' (each with 3 responses, 5.66%). - Less frequently mentioned themes include 'Industrial Development' (2 responses, 3.77%) and 'Pedestrian and Sidewalk Safety' (1 response, 1.89%). These results suggest that respondents believe a mix of tax policy, strategic infrastructure planning, road maintenance, public engagement, and targeted development initiatives are key to ensuring Belle Plaine's built assets can support future growth.

What built improvement would have the biggest impact on economic growth in Belle Plaine?

There were 115 responses to this question, several of them were not responses but numbers, punctuation marks, etc apparently meant to skip answering the required question. Survey Monkey classified 76 responses as “neutral”, 14 as “positive” and 13 as “negative”. 'Utility and Infrastructure Expansion' and 'Business Attraction and Recruitment' were the most frequently mentioned themes, each cited by 8 respondents (11.59%). - 'Retail and Grocery Attraction' was mentioned by 7 respondents (10.14%), highlighting the perceived importance of expanding retail options. - Other notable themes include 'Business-Friendly Policies and Support', 'Property and Business Tax Reduction', and 'Cost and Fee Reduction' (each with 5 responses, 7.25%). - Additional themes such as 'Community and Event Spaces', 'Commercial Space Availability', 'Industrial Development and Expansion', 'Restaurant and Food Service Options', and 'Housing Development and Affordability' were also identified, though less frequently. - A number of responses (8, or 11.59%) did not fit into a specific theme ('No applied theme*'). These results suggest that respondents believe expanding infrastructure, attracting new businesses, and improving retail and policy environments would have the greatest impact on economic growth in Belle Plaine.

Please provide an example where local traditions, arts, stories, or our combined heritage has a positive influence on our local business community

There were 30 responses to this question, several of them were not responses but numbers, punctuation marks, etc apparently meant to skip answering the required question. Survey Monkey classified 19 responses as “positive”, three as “neutral” and one as “negative”. 'Community Event Programming' and 'Event Tourism and Visitor Attraction' are the most frequently mentioned themes, each cited by 4 respondents (25.0%). This suggests that local traditions and arts are seen as important drivers for community events and attracting visitors, which can benefit local businesses. - 'Local Business Revenue' and 'Local Landmarks and Historical Sites' were each mentioned by 2

respondents (12.5%), indicating that heritage and historical assets are recognized for their direct economic impact and as points of pride. - 'Historical Society Education' was mentioned by 1 respondent (6.25%), highlighting the role of education and awareness in leveraging cultural heritage for business benefit. - 3 responses (18.75%) did not fit into a specific theme ('No applied theme*'). These results suggest that community events, tourism, and the preservation of local history are seen as key ways in which cultural heritage positively influences the local business community



MEMORANDUM

Economic Development Authority

DATE:	July 13, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	Director's Update
REPORT:	Design Committee The Design Committee met on June 22nd to review façade changes at 115 Main Street East. Planning Commission The Planning Commission will meet after the EDA meeting. Planning agenda includes several public hearings. Other • 2050 Comprehensive Plan update • Public engagement tool development • Attend leadership training. • Zoning information/assistance to seven commercial entities • Code review (zoning) assistance for building/zoning permits • City communications • Compile information for Scott County Housing and Commercial/Industrial Studies • Discussions with residential developers • HRA first time home buyer programming
SIGNATURE:	