

# Forest Bridgewater Joint Powers Development District

Rice County, Minnesota  
Wednesday, March 16, 2022  
6:00 PM  
Meeting minutes

## **1. Call the meeting to order**

Glen Castore called the meeting to order at 6:04 pm.

**Members present:** William Malecha, Charlie Peters, Ashley Anderson, Glen Castore

## **2. Approve the March 16, 2022 Agenda**

*Bill made a motion to approve the agenda. Charlie seconded the motion. All voted in favor and the motion carried.*

## **3. Approve the February 16, 2022 meeting minutes**

Ashley read the February 16, 2022 meeting minutes.

*Charlie made a motion to approve the minutes. Bill seconded the motion. All voted in favor and the motion carried.*

## **4. Claims/Treasurer's report.**

There were no receipts or new invoices since the last meeting.

## **5. Economic Development Association Meeting**

Charlie and Glen talked to the Economic Development Association in Northfield. The group does not support development along I35 in the Development District. Increased development along I35 in the Development District would increase the demand for labor which would increase the price point for labor in Northfield. There is also concern about the lack of affordable housing. There was also concern about the capacity of their wastewater treatment plant.

## **6. Stantec Interstate 35 Corridor Water and Sanitary Services Report**

Charlie and Glen met with Rice County and the Stantec engineers and went through the highlights of the report.

Northfield and Faribault are not interested in extending sewer and water to the Development District. Lonsdale may be an option as it has more capacity than others. Charlie will explore. There is a good right of way all the way to Lonsdale. There is also an existing study regarding running sewer and water out to the Big Steer.

One problem with onsite systems is that they become limited quickly and are costly. One estimate in the report came in around 16 million for a 1.4 million square foot warehouse with approximately 2,000 employees. There is not a workforce locally to fill 2,000 jobs. The projects will be limited by available workforce and water and wastewater treatment options. The best option for a larger warehouse would be to hook up to a municipality.

It was recommended that it is written into an agreement that if a project builds an onsite system and in the future a city hook up is available, the project must hook up to it.

The board discussed a water tower, well, and a wellhouse. The board discussed putting together a plan for a water tower in partnership with Rice County.

The development district will not receive a discharge permit.

Kwik Trip is interested in County Road 1 and 46. Inland Development has other companies interested.

The board discussed housing in the development district and their interest in removing housing from the zoning. There is roughly 1000 developable acres in the Development District.

Projects would require studies and any potential projects would be a few years out. The board will not pursue projects until an agreement with a desirable company is secured.

The board will meet on April 20<sup>th</sup>, 2022 at 6:00 PM at the Forest Town Hall.

## **7. Adjourn**

*Bill made a motion to adjourn the meeting at 6:50 pm. Charlie seconded the motion. All in favor and the motion carried.*

Respectfully submitted by Ashley Anderson, Clerk, Forest Bridgewater Joint Powers Development District.