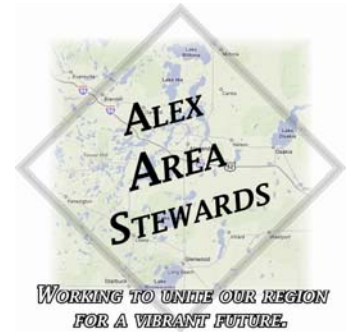


Alex Area Stewards – Brandon Community Meeting
Thursday, April 15, 2010
Brandon Community Center



Attendees:

Stewards – Anthony Zimny, Robert McCrory, Linda Roles, Ben Oleson, Patrick Kalina

Brandon Area Representatives – Adrian Ledermann (Brandon Township), Dave Wolf (Gardonville Cooperative), Mary Walter (Bremer Bank), Lynn Murray (Bremer Bank), Leroy Buse (Odyssey Steel & Trim), Debra Buse (Odyssey Steel & Trim), Mark Westby (Brandon Public Schools)

Benefits of being located in the Brandon area and in Douglas County:

- I-94 access for transportation
- Having Alexandria as a regional hub for business growth
- Smaller community feel/country living with lakes
- Property taxes and taxable land values are lower – allows for small businesses to grow
- Community leaders are engaged in activities and initiatives of the community. The City is helpful in business support and growth.
- Central Lakes Trail
- Telecommunications access through Gardonville – the Brandon community is wired with fiber optic access (basically runs to the door of every home) providing 10 Gigabyte access to individuals and businesses
- The community has a strong volunteer network that is very active

Challenges of being located in the Brandon area and in Douglas County:

- Residential and agricultural land use disputes
- No grocery store or hardware store in Brandon
 - o Difficult to compete against Alexandria businesses for consumer goods
- Zoning challenges – housing mixed with ag mixed with commercial
- Water & sewer infrastructure concerns and limitations for the community
- Challenge of attracting young people to the area and providing a good standard of living for them
- County Road 7 access from City of Brandon to I-94 – currently this isn't a 10 ton road which doesn't allow for easy truck traffic into and through Brandon

Future opportunities for the Brandon Community:

- If a public entity owned some land that had easy access to infrastructure it would be beneficial to business growth in the area – challenged currently due to a lack of usable/available property
- Potential for residential development south of Brandon around the Moon Lake area
- Increased cooperation between Brandon and Evansville schools to better utilize resources

Future Challenges for the Brandon Community:

- Future budgeting challenges for communities and funding decreases for major projects
- Challenges involved with encouraging change throughout the community
- Taking ideas and initiative from discussion to action – the need to work together is there, but how to start is a challenge
- Infrastructure improvements – willingness to pay for the cost for future growth and sustainability

Thoughts on how the Brandon community can move to the next level in development:

- Independent living facility to increase population base and provide that housing sector for the community
- Daycare: The childcare needs of Brandon and other small communities continue to be a challenge for both people that live and work in the area. Increased childcare availability could help to increase the livability and attractiveness of the area

Potential opportunities for communities to work together:

- Bridge the Alexandria Lakes Area Chamber of Commerce with smaller communities to utilize marketing services and increase regional promotion
 - o Expand talent/resources to market the regional bedroom communities and business located within them
- Increase overall communication between communities
- YMCA outreach to Brandon and smaller communities
 - o Potential satellite daycare center to locate in Brandon – needs assessment to begin in May

Recommended next steps for the Stewards to better connect with the Brandon community:

- Have an All-Stewards meeting in Brandon and invite community leaders and business representatives