



ECONOMIC DEVELOPMENT AUTHORITY

Monday, February 24, 2020, 5:15PM
Le Sueur City Hall, 203 South 2nd Street

Meeting Agenda

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes – January 27, 2020
4. Approval of the Bills – January 27, 2020
5. New Business
 - 5.1. INH Development – Updated Purchase Agreement
 - 5.2. Land at 169 – Purchase Agreement
 - 5.3. REV – Program 2020 and Beyond
6. Other Business
7. Adjournment
8. Next Meeting: Please complete the doodle poll at <https://doodle.com/poll/rnp2yx76icxt7mke>

A Regular Meeting of the Le Sueur Economic Development Authority was held on Monday, January 27, 2020 at 5:15pm in the City Council Chambers of the Le Sueur City Hall, 203 South Second Street, Le Sueur, Minnesota. Members present included: Irene Manke, Jesse Wenisch, John Favolise, Marvin Sullivan, Dan Mahoney, Melissa Meger and Brian Pfarr. Members Absent: None.

Motion by Member Sullivan, seconded by Member Pfarr to approve the agenda as written. Voting in favor: Members Favolise, Sullivan, Wenisch, Manke, Pfarr, Meger and Mahoney. Voting no: None. Motion carried.

Motion by Member Sullivan, seconded by Member Meger approving the minutes of the December 9, 2019 meeting. Voting in favor: Members Favolise, Sullivan, Wenisch, Manke, Pfarr, Meger and Mahoney. Voting no: None. Motion carried.

Motion by Member Pfarr, seconded by Member Sullivan approving the bills for January 27, 2020. Voting in favor: Members Favolise, Sullivan, Wenisch, Manke, Pfarr, Meger and Mahoney. Voting no: None. Motion carried.

Item 5.1 Oath of Office & Introduction of New Member: Mayor Hagg was in attendance to give the Oath of Office to the members of the Economic Development Authority. The group also welcomed new member, Irene Manke.

Item 5.2 Election of Officers:

A **Motion** by Member Sullivan, seconded by Member Pfarr, to appoint Jesse Wenisch as President of the EDA. Members Favolise, Sullivan, Wenisch, Manke, Pfarr, Meger and Mahoney. Voting no: None. Motion carried.

A **Motion** by Member Pfarr, seconded by Member Sullivan, to appoint Dan Mahoney as the Vice President of the EDA. Voting in favor: Members Favolise, Sullivan, Wenisch, Manke, Pfarr, Meger and Mahoney. Voting no: None. Motion carried.

A **Motion** by Member Sullivan seconded by Member Pfarr, to appoint the executive director (staff liaison) as the Secretary/Treasurer of the EDA. Members Favolise, Sullivan, Wenisch, Manke, Pfarr, Meger and Mahoney. Voting no: None. Motion carried.

Item 5.3 Strawberry Fields / Loomis Homes LOI: The EDA discussed the Letter of Intent for the Development of Single-Family Homes with Loomis Homes, LLC. A **motion** was made by Member Sullivan, seconded by Member Meger recommending the authorization of the Letter of Intent with Loomis Homes and that staff be directed to continuing working with them and our partners on the modifications to the site plan and a development agreement. Voting in favor: Members Favolise, Sullivan, Wenisch, Manke, Pfarr, Meger and Mahoney. Voting no: None. Motion carried.

Item 5.4 Le Sueur Meadows Assignment of TIF: The EDA was asked to Consider authorizing Res. No. 2020-001, A Resolution Allowing for the Assignment and Assumptions of a Development Agreement and Assignment of a Tax Increment Financing Note for CB LSM I, LLC. A **motion** was made by Member Sullivan, seconded by Member Favolise, recommending the EDA Authorize Res. No. 2020-001 and the included Assignment and Assumption of Development Agreement and Assignment of Tax Increment Revenue Note. Voting in favor: Members Favolise, Sullivan, Wenisch, Manke, Pfarr, Meger and Mahoney. Voting no: None. Motion carried.

Item 5.5 Amendment to the Purchase Agreement -- INH. Inc. The EDA entered into a purchase agreement with INH Properties on May 28, 2019 for the acquisition of 19 acres adjacent to Kingsway. Since that time, the agreement has had to be extended and the new proposed closing date on or before February 28, 2020. The amendment will also include a reduction in the number of acres from 19 to approximately 13. The Lawyer for INH is in the process of drafting this amendment but it wasn't ready at the time the packet went out. Once the modified purchase agreement is finalized, it will be brought back to the EDA for approval, this is anticipated to happen at our next meeting.

Item 5.6 REV – Succession Planning Workshop: The EDA was reminded about the upcoming Succession Planning workshop, presented by the Small Business Development Center, which is being held on Thursday, February 6, 2020 at 6:00pm. The workshop is being held at AgQuest, located at 301 North Main Street, Le Sueur, MN.

Item 5.7 Strategic Planning Workshop: The EDA was reminded that they are invited to attend the City Council's retreat/Strategic Planning Workshop on February 1, 2020 at the Fire station.

Land Sale at US169 -- Cambria Cancellation Letter: Cambria has canceled the Purchase Agreement for the land owned by the EDA adjacent to 169.

Closed Session --PID 21.017.7500 and PID 12.017.7520. The EDA met in closed session to discuss a land sale offer on PID 21.017.7500 and PID 12.017.7520.

A **motion** by Member Sullivan, seconded by Member Pfarr, to adjourn until Monday, February 24, 2020. Voting in favor: Members Favolise, Sullivan, Wenisch, Manke, Pfarr, Meger and Mahoney. Voting no: None. Motion carried.

Respectfully submitted,
Samantha DiMaggio, EDA Executive Director/Community Development Director



EDA Approval Report for February 24, 2020

By Fund

Post Dates 01/28/2020 - 02/24/2020

Account Number	Vendor Name	Description (Item)	Payable Number	Account Number	Amount
Fund: 376 - 2010 EDA LEASE REVENUE BOND					
Department: 47000 - DEBT SERVICE					
376-47000-601	WELLS FARGO SECURITIES LLC	2020 1ST HALF BOND PAYMENT...	0019-526999da2	376-47000-601	39,900.50
376-47000-611	WELLS FARGO SECURITIES LLC	2020 1ST HALF BOND PAYMENT...	0019-526999da2	376-47000-611	56,349.50
Department 47000 - DEBT SERVICE Total:					96,250.00
Fund 376 - 2010 EDA LEASE REVENUE BOND Total:					96,250.00
Fund: 380 - EDA GENERAL FUND					
Department: 46500 - ECONOMIC DEVELOPMENT ASSIST					
380-46500-101	CITY OF LESUEUR	JANUARY PAYROLL EXPENSE	INV0009711	380-46500-101	6,162.05
380-46500-121	CITY OF LESUEUR	JANUARY PAYROLL EXPENSE	INV0009711	380-46500-121	450.65
380-46500-122	CITY OF LESUEUR	JANUARY PAYROLL EXPENSE	INV0009711	380-46500-122	471.34
380-46500-125	CITY OF LESUEUR	JANUARY PAYROLL EXPENSE	INV0009711	380-46500-125	83.03
380-46500-131	CITY OF LESUEUR	JANUARY PAYROLL EXPENSE	INV0009711	380-46500-131	839.12
380-46500-133	CITY OF LESUEUR	JANUARY PAYROLL EXPENSE	INV0009711	380-46500-133	16.98
380-46500-207	CARDMEMBER SERVICE	EVENT REGISTRATION	INV0009712	380-46500-207	20.00
380-46500-437	CITY OF LESUEUR	2019 SAC/WAC NEW CONSTRU...	INV0009697	380-46500-437	27,000.00
380-46500-437	CARDMEMBER SERVICE	EVENT SNACKS	INV0009712	380-46500-437	21.69
Department 46500 - ECONOMIC DEVELOPMENT ASSIST Total:					35,064.86
Fund 380 - EDA GENERAL FUND Total:					35,064.86
Grand Total:					131,314.86

Report Summary

Fund Summary

Fund	Payment Amount
376 - 2010 EDA LEASE REVENUE BOND	96,250.00
380 - EDA GENERAL FUND	35,064.86
Grand Total:	131,314.86

Account Summary

Account Number	Account Name	Payment Amount
376-47000-601	BOND PRINCIPAL	39,900.50
376-47000-611	BOND INTEREST	56,349.50
380-46500-101	FULL-TIME EMPLOYEES-R...	6,162.05
380-46500-121	PERA CONTRIBUTIONS	450.65
380-46500-122	FICA CONTRIBUTIONS	471.34
380-46500-125	MEDICARE CONTRIBUTIO...	83.03
380-46500-131	HEALTH INSURANCE	839.12
380-46500-133	LIFE INSURANCE	16.98
380-46500-207	TRAINING & INSTRUCTIO...	20.00
380-46500-437	MISCELLANEOUS EXPENSE	27,021.69
Grand Total:		131,314.86

Project Account Summary

Project Account Key	Payment Amount
None	131,314.86
Grand Total:	131,314.86



ECONOMIC DEVELOPMENT AUTHORITY
Item 5.1

TO: Economic Development Authority
FROM: Samantha DiMaggio
SUBJECT: INH Development
DATE: Monday, February 24, 2020

PURPOSE/ACTION REQUESTED

Review and approve an amended Purchase Agreement with INH Properties, LLC.

SUMMARY

The EDA entered into a purchase agreement with INH Properties on May 28, 2019 for the acquisition land adjacent to Kingsway. Since that time, the agreement has had to be extended and modified. The new proposed closing date on or before February 28, 2020.

The Lawyer for INH drafted a proposed amendment and our land use Attorney, Mike Couri, has reviewed this document on behalf of the EDA. Mr. Couri will be at the meeting to discuss his proposed revisions to this document and his memo is included in the packet.

RECOMMENDATION

Staff is recommending that the EDA review the proposed agreement and changes with Mr. Couri. If the EDA is agreeable, they should authorize signature of the Amendment.



ECONOMIC DEVELOPMENT AUTHORITY
Item 5.2

TO: Economic Development Authority
FROM: Samantha DiMaggio
SUBJECT: Land at 169 – Purchase Agreement
DATE: Monday, February 24, 2020

PURPOSE/ACTION REQUESTED

Review and discussion on the purchase agreement for the EDA owned land at 169.

SUMMARY

The EDA has received a purchase agreement from the James E Anderson Revocable Trust. This agreement has been reviewed by our land use attorney, Mike Couri. Mr. Couri will be at the meeting to discuss this agreement and his memo and comments are included in the packet.

RECOMMENDATION

Staff is recommending that the EDA review the proposed changes with Mr. Couri and if they are agreeable, that you authorize staff to move forward with a counteroffer and public hearing to be held at the next EDA Meeting.



ECONOMIC DEVELOPMENT AUTHORITY
Item 5.3

TO: Economic Development Authority
FROM: Samantha DiMaggio
SUBJECT: REV
DATE: Monday, February 24, 2020

PURPOSE/ACTION REQUESTED

Discussion on the next steps for the REV program in Le Sueur.

SUMMARY

Le Sueur became a REV community in 2017. This is a three-year program sponsored by the Southern Minnesota Initiative Foundation. To date we have completed the following activities as part of this program.

1. Ripple Mapping
2. Pains, Passions, Dreams Assessment
3. Asset Mapping
4. Entrepreneur events/activities:
 - a. Kick off with Tim Tuppy (Mankato Brewing) and Jason Gerdes (Prairieland EDA) at the Bar
 - b. Succession Planning
 - c. Business Retention and Expansion Visits
 - d. REV Survey's

RECOMMENDATION

Staff is recommending that the EDA discuss what our goals are for this program in its final year and beyond.