

EDA Regular Meeting Agenda
Monday, February 27th, 2023, 4:15 P.M.
City Council Chambers

Chair: Jesse Wenisch

EDA Members:

Irene Manke
Marvin Sullivan
Dave Swanberg
Nic Williams
Cormac Dunning
Newell Krogmann



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1. Call To Order
2. Approval of Agenda
3. Discussion of Hwy 169 EDA land with Cambria - motion to close the meeting may be in order
4. Approval of Minutes
 - a. Approval of Minutes: January 23rd, 2023 Meeting
5. Disbursements through February 27th, 2023
6. New Business
 - a. Airport Hanger Discussion
 - b. Common Bond Meadows TIF - motion to approve may be in order
 - c. Documents: [EDA Request for Board Action](#)
 - d. 2023 CEDA Contract for Services - motion to approve may be in order
Documents: [2023 CEDA Contract](#)
 - e. CEDA Staff Report
 - i. Housing Study Update
 - ii. Facade Improvement Program Discussion
 - iii. Grant Work - Raise and DNR Grants
7. Other Business
 - a. [Monthly Financial Report through January 31st, 2023](#)
8. Adjournment



ECONOMIC DEVELOPMENT AUTHORITY
Meeting Minutes
Monday, January 23rd, 2023, 5:15 P.M.

A regular meeting of the Economic Development Authority (EDA) was held on Monday, January 23rd, 2023 at 5:15 p.m.

Members Present: Jesse Wenisch, Nic Williams, Marvin Sullivan, Cormac Dunning, Newell Krogmann, Irene Manke, Dave Swanberg.

Members Absent: Nic Williams

Others Present: City Administrator Joe Roby and Economic Development Director Zach Bubany

Item 1 Call to Order

Meeting called to order by Chair Wenisch at 5:15 pm.

Item 2 Approval of Agenda

Motion by Member Sullivan, seconded by Member Williams, to approve the agenda as written. Members Voting in favor: Wenisch, Williams, Sullivan. Members Voting no: None. Motion carried.

Item 3 Approval of Minutes – October 31st, 2022

Motion by Member Williams, seconded by Member Sullivan, approving the minutes of the November 28th, 2022 Regular EDA meeting. Members Voting in favor: Wenisch, Williams, Sullivan. Members Voting no: None. Motion carried.

Item 4 Disbursements Through December 27th, 2022

No Disbursements were made in the month of December.

Item 5.a. Brad Bass Presentation on Hwy 169 Acreage

Brad Bass presented to the board his idea for the land off of hwy 169. Essentially, Brad would like to create a road course for car enthusiasts and car clubs to visit and drive around on. This proposed course could also serve as a training area for truck drivers and first time car enthusiasts on the course. This course is **not** meant for racing or spectator events. This road course would operate similarly to what a golf course would operate as, there would be a clubhouse, garages, set times that people can be out on the course (roughly 15-20 people at a time). This would be a seasonal operation from about April to October and the day to day hours are roughly from 9am to 4pm. The EDA is waiting on Brad to put together a more comprehensive plan that will entail renderings and drawings for the land as well as a business plan.

Item 5.b. CEDA Staff Report

I: Facade Improvement Applications

Zach Bubany presented the proposed facade improvement application from the Canopy Group regarding the installation of new awnings over the entrances and windows, along with painting and some other miscellaneous improvements. The board approved the application of up to \$5,000 so long as the improvements that are paid for have not already incurred costs such as the painting. The payments must be used for new costs from the proposed application. Zach Bubany also mentioned that he is still waiting on the renderings from Edward Jones so there has not been a signing for that application as of yet.

Member Sullivan motioned to approve the Canopy Group's application of up to \$5,000 of funding from the EDA, member Williams seconded the motion. Members voting in favor of the motion: Wenisch, Williams, Sullivan. Member voting no: none. Motion carried.

II: 2023 EDA Priority Plan

Zach Bubany presented the 2023 priority plan for the EDA. The three main focus areas are to sell the EDA land off of hwy 169, currently three interested parties in buying the land. The second focus area was to develop housing in the area which would largely stem from the selling of the land off of hwy 169 and using those funds to develop lots. The school property would also play a role in future development for housing seeing as the City will most likely take that land over in the near future. Housing rehabilitation programs are also largely important to pursue to improve the quality of housing stock. The 3rd focus area is making sure to promote business growth and business assistance programs in the community and simultaneously building relationships with parallel initiatives.

III: Housing Update

Zach Bubany mentioned the existence of housing rehabilitation programs from the SCDP and other organizations that he plans to pursue in the future. There have not been any submissions from the housing RFP that was submitted back in November but there are multiple parties that have shown interest in submitting.

Item 6 Other Business

Joe Roby presented the monthly financial report to the board. No major changes or noteworthy items for discussion or concern.

Item 7 Adjournment

Motion by Member Sullivan, seconded by Member Williams, to adjourn the meeting. Members Voting in favor: Wenisch, Williams, Sullivan. Members Voting no: None. Motion carried. Meeting adjourned at 6:17 p.m.

Respectfully submitted,

Joe Roby
EDA Executive Director





ECONOMIC DEVELOPMENT AUTHORITY
Special Meeting Minutes
Monday, February 13th, 2023, 4:15 P.M.

A special meeting of the Economic Development Authority (EDA) was held on Monday, February 13th, 2023 at 4:15 p.m.

Members Present: Jesse Wenisch, Nic Williams, Marvin Sullivan, Cormac Dunning, Newell Krogmann, Irene Manke, Nic Williams.

Members Absent: Dave Swanberg

Others Present: City Administrator Joe Roby and Economic Development Director Zach Bubany

Item 1 Call to Order

Meeting called to order by Chair Wenisch at 4:15 pm.

Item 2 Approval of Agenda

Motion by Member Williams, seconded by Member Sullivan, to approve the agenda as written. Members Voting in favor: Wenisch, Dunning, Manke, Krogmann. Members Voting no: None. Motion carried.

Item 3 Public Input Period

No public input or members of the public were present.

Item 4 Meeting Closed to Public for Consideration of Offers on Hwy 169 EDA Land

Motion by Member Williams, seconded by Member Sullivan, to close the meeting to discuss offers made on the EDA land off of the northern corridor of Hwy 169. Members voting in favor: Wenisch, Dunning, Manke, Krogmann. Members voting no: None. Motion carried.

Meeting was closed to the public at 4:25 P.M.

Meeting was opened back up to the public at 5:58 P.M.

Item 5 Scheduling Change for EDA's next Regular Meeting

Motion by Member Sullivan, seconded by Member Krogmann, to change the next regular meeting for the EDA on February 27th at 5:15 P.M. to 4:15 P.M. Members voting in favor: Wenisch, Dunning, Manke, Krogmann. Members voting no: None. Motion carried.

Item 6 Adjournment

Motion by Member Sullivan, seconded by Member Manke, to adjourn the meeting at 6:01 P.M. Members voting in favor: Wenisch, Dunning, Williams, Krogmann. Members voting no: None. Motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Roby". The signature is stylized with a large, sweeping initial "J" and a cursive "Roby".

Joe Roby
EDA Executive Director