

EDA Regular Meeting Agenda
Monday, August 28th, 2023, 5:15 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. Approval of Minutes - July 24th, 2023 Meeting
4. Disbursements through August 28th, 2023
5. Public Input Period
6. New Business
 - a. Habitat for Humanity South Central Minnesota
 - b. EDA Land Discussion
 - c. CEDA Staff Report
 - i. Housing Study
 - ii. Housing Opportunities Roadmap
 - iii. Future Funding Opportunities
 - iv. Maven Cafe Update
7. Monthly Financial Report through July 31st, 2023
8. Adjournment



ECONOMIC DEVELOPMENT AUTHORITY
Meeting Minutes
Monday, July 24th, 2023, 5:15 P.M.

A regular meeting of the Economic Development Authority (EDA) was held on Monday, July 24th, 2023 at 5:15 p.m.

Members Present: Marvin Sullivan, Cormac Dunning, Newell Krogmann, Dave Swanberg, and Nic Williams.

Members Absent: Jesse Wenisch & Irene Manke

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 5:16 pm.

Item 2 Approval of Agenda

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

Item 3 Approval of Minutes for June 26th EDA Meeting

Motion by Member Williams, seconded by Member Sullivan, approving the minutes of the June 26th EDA meeting. Members Voting in favor: Sullivan, Dunning, Krogmann, Swanberg, and Williams. Members Voting no: None. Motion carried.

Item 5 Disbursements Through July 24th, 2023

Motion by Member Sullivan, seconded by Member Dunning, to invoice Oak Terrace for the notice of public hearing due to their late notice of pulling out of the project. Members Voting in favor: Sullivan, Dunning, Krogmann, Swanberg, and Williams. Members Voting no: None. Motion carried.

Public Input Period

Adam Koble from Maven Cafe requested from the EDA a 6-month extension on the original grant agreement appointed to him for the redevelopment and improvements of the Maven Cafe building. City staff will work on creating an amendment to the agreement to be considered at the next meeting.

Item 6 New Business

- a. EDA Land Update
 - i. Joe Roby updated the board that they received a verbal commitment from Brad Bass to purchase the EDA land at the most current assessed value. City staff will

work to draft a purchase agreement and a checklist for the EDA board to consider as they enter into negotiations with Brad Bass. It was made clear that the EDA board is simply entering into negotiations and has not committed to selling the land at this point in time.

- ii. Joe Roby mentioned to the board that MnDot had expressed interest in coming into an EDA meeting to describe what their future plans would look like if they possessed the EDA land. The board did not like this idea since they had already put in the time and effort for an RFP and the only response they got was from Brad Bass. The board directed City staff to not have MnDot come into a meeting to avoid any confusion on the EDA land.
- b. CEDA Staff Report
- i. Zach Bubany updated the EDA board that the housing study will be done in a few weeks and will be available by the next EDA meeting. He mentioned that aligning the efforts of the EDA and the DRC (staff) will be essential in capitalizing on opportunities that are already happening in the community as well creating new opportunities for housing.
 - ii. Zach Bubany discussed his conversations with some businesses in town and wanted to debrief the EDA that a more hands on approach to helping businesses in town grow and expand will be necessary in the coming months.
 - iii. Zach Bubany updated the board that the Rotary Club did apply for the Small Town Grant from SMIF but hasn't heard anything back from them as of yet. Also, the farmers market is interested in utilizing the General Use Grant from Compeer but it currently needs to organize its goals before jumping onto a project.

Item 7 Monthly Financial Report Through June 30th, 2023

Motion by Member Sullivan, seconded by Member Williams, to approve the EDA Monthly Financial report through June 30th, 2023. Members Voting in favor: Sullivan, Dunning, Krogmann, Swanberg, and Williams. Members Voting no: None. Motion carried.

Item 8 Adjournment

Motion by Member Sullivan, seconded by Member Swanberg, to adjourn the meeting at **6:16 PM**. Members Voting in favor: Sullivan, Dunning, Krogmann, Swanberg, and Williams. Members Voting no: None. Motion carried.

Respectfully submitted,
Joe Roby
EDA Executive Director

