

**EDA Regular Meeting Agenda
Monday, June 26th, 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 - May 22nd, 2023 Meeting
4. Disbursements through June 26th, 2023
5. New Business
 - a. Counter Offer to Brad Bass Proposal
 - b. CEDA Staff Report
 - i. Subordination Agreement for Miller Custom Floors
 - ii. Housing & Infrastructure Discussions
 - iii. Business Technical Assistance Discussions
 1. Maven Cafe
 2. Village Co-op
 3. Bennet Pharma
 - iv. SMIF Small Towns & Compeer General Use Grants
 - v. Commercial Spaces in Le Sueur
6. Monthly Financial Report through May 31st, 2023
7. Adjournment



ECONOMIC DEVELOPMENT AUTHORITY
Meeting Minutes
Monday, May 22nd, 2023, 5:15 P.M.

A regular meeting of the Economic Development Authority (EDA) was held on Monday, May 22nd, 2023 at 5:15 p.m.

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

Members Absent: Irene Manke & 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 5:15 pm.

Item 2 Approval of Agenda

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

Item 3 Approval of Minutes for April 24th Meeting

Motion by Member Swanberg, seconded by Member Williams, approving the minutes of the April 24th Regular EDA Meeting. Members Voting in favor: Wenisch, Sullivan, Dunning, Krogmann, and Williams. Members Voting no: None. Motion carried.

Item 5 Disbursements Through May 22nd, 2023

Motion by Member Sullivan, seconded by Member Dunning, to approve the Disbursements report through May 22nd, 2023. Members Voting in favor: Wenisch, Sullivan, Dunning, Krogmann, and Williams. Members Voting no: None. Motion carried.

Item 6 New Business

- a. Ridgeview Lease Update
 - i. Joe Roby updated the board that Ridgeview will be paying off its debt to the City and taking ownership of the land. The purpose of this is to exit that certain portion of the healthcare industry and allow CURA, an expert in that field to take over the operations of the assisted living facility.
- b. CEDA Staff Report
 - i. Zach Bubany spoke to the board about the current Small Towns Grant from SMIF and the General Use Grant from Compeer Financial. He updated the board that he was working to have Adam Koble, the Rotary, and the Lions Club work to utilize these grants in order to pursue high priority projects that they have currently going on. He has yet to hear back from everyone, but expects to have

- more to say at the next meeting.
- ii. Zach Bubany also mentioned SMIF's REV program and mentioned Le Sueur's history with this program will make it difficult to reapply. He advised that efforts from the EDA can be better utilized on other programs and initiatives seeing as it is unlikely that the City could be a part of the program without being involved with the entire County.
 - iii. Finally, Zach Bubany mentioned his interest and willingness to bring in new businesses to Tiller and Main. He thinks that they are the easiest to market and can help domino effect more businesses in town. Member Dunning mentioned Zach should work towards a commercial spaces map that could be marketed and put on the city website.
- c. Consideration of Proposals & Offers on the EDA Land
- i. The Board deliberated about the proposal they received from their RFP on the EDA land. They discussed the next best course of action and were not able to come to an agreement before they ran out of time. Therefore, they sought to have a special meeting to further discuss the issue.

Motion by Member Sullivan, seconded by Member Williams, to hold a special meeting, to discuss offers on the EDA land, on May 30th at 4:00PM. Members Voting in favor: Wenisch, Sullivan, Dunning, Krogmann, and Williams. Members Voting no: None. Motion carried.

Item 7 Monthly Financial Report Through April 30th, 2023

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

Item 8 Adjournment

Motion by Member Sullivan, seconded by Member Williams, to adjourn the meeting at **6:15 PM**. Members Voting in favor: Wenisch, Sullivan, Dunning, Krogmann, and Williams. Members Voting no: None. Motion carried.

Respectfully submitted,
Joe Roby
EDA Executive Director





ECONOMIC DEVELOPMENT AUTHORITY
Meeting Minutes
Tuesday, May 30th, 2023, 5:15 P.M.

A special meeting of the Economic Development Authority (EDA) was held on Tuesday, May 30th, 2023 at 4:00 p.m.

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

Members Absent: Irene Manke

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

Item 1 Call to Order

Meeting called to order by Chair Wenisch at 4:00 pm.

Item 2 Approval of Agenda

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

Item 3 EDA Land Discussion

Motion by Member Swanberg, seconded by member Sullivan, to enter into a closed meeting at 4:02 pm pursuant to Minn. Stat. § 13D.05, subd. 3 (c) to determine the asking price and/or develop or consider offers or counteroffers for the sale of approximately 150 acres of EDA-owned land real property located at the northeastern edge of the City of Le Sueur's city limits, identified as follows: Le Sueur County Parcel I.D. # 21.017.7500 and 12.017.7520. Members voting in favor: Wenisch, Sullivan, Dunning, Krogmann, Swanberg, and Williams. Members voting no: None. Motion carried.

Motion by member Swanberg, seconded by Member Krogmann to reopen the meeting to the general public at 5:26 pm. Members voting in favor: Wenisch, 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 **5:28 PM**. Members Voting in favor: Wenisch, Sullivan, Dunning, Krogmann, Swanberg and Williams. Members Voting no: None. Motion carried.

Respectfully submitted,
Joe Roby
EDA Executive Director

A handwritten signature in black ink, appearing to read "J. Roby", is written over a light blue horizontal line.