

EDA Regular Meeting Agenda
Monday, September 25th, 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 - August 28th, 2023 Meeting
4. Disbursements through September 25th, 2023
5. Public Input Period
6. New Business
 - a. CEDA Staff Report
 - i. Housing Discussions
 - ii. Greater MN Public Housing Infrastructure Program
 - iii. Rural & Tribal Assistance Program
 - iv. Local Business Updates (Maven Cafe, Bar & Grill, Tiller & Main)
 - b. The EDA will consider entering a closed meeting 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 real property 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
7. Monthly Financial Report through August 31st, 2023
8. Adjournment



ECONOMIC DEVELOPMENT AUTHORITY
Meeting Minutes
Monday, August 28th, 2023, 5:15 P.M.

A regular meeting of the Economic Development Authority (EDA) was held on Monday, August 28th, 2023 at 5:15 p.m.

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

Members Absent:

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 5:17 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, Manke, Sullivan, Dunning, Krogmann, Swanberg, and Williams. Members Voting no: None. Motion carried.

Item 3 Approval of Minutes for July 24th EDA Meeting

Motion by Member Sullivan, seconded by Member Manke, approving the minutes of the August 28th meeting with the change of vice chair to member Krogmann. Members Voting in favor: Wenisch, Manke, Sullivan, Dunning, Krogmann, Swanberg, and Williams. Members Voting no: None. Motion carried.

Item 5 Disbursements Through August 28th, 2023

Motion by Member Swanberg, seconded by Member Sullivan, approving the disbursements report through August 28th. Members Voting in favor: Wenisch, Manke, Sullivan, Dunning, Krogmann, Swanberg, and Williams. Members Voting no: None. Motion carried.

Public Input Period

Adam Koble was present but did not provide any input.

Item 6 New Business

- a. Habitat for Humanity South Central Minnesota
 - i. Holly from Habitat for humanity spoke to the EDA about its purpose and goals as an organization. She mentioned their "aging in place" and habitat 101 programs and educated the board on the current status of the habitat house in Le Sueur.
- b. EDA Land Discussion

- i. Joe Roby let the board know that Cambria and Brad Bass had been talking to each other about a possible partnership for the EDA land and advised the EDA to wait and see what comes out of these meetings until making any more decisions on the EDA land.
- c. Maven Cafe Loan Agreement Extension
 - i. Joe Roby presented the 6 month extension for Maven Cafe regarding its loan with the EDA, which was spoken about at the previous meeting as well. **Motion** by Member Krogmann, seconded by Member Williams, approving Maven Cafe for the 6 month extension as presented to the EDA. Members voting in favor: Wenisch, Manke, Sullivan, Dunning, Krogmann, Swanberg, and Williams. Members Voting no: None. Motion carried.
- d. CEDA Staff Report
 - i. Zach Bubany presented the Housing Study which had just recently been completed and mentioned 3 pillars of importance: senior housing, market rate rentals (workforce), and single family housing. These three markets in high demand in Le Sueur and staff will be working towards satisfying housing needs over the next handful of years.
 - ii. Zach Bubany also presented a “roadmap” of all possible developable areas for housing projects in the community and mentioned that tackling the “lowest hanging fruit” will be the best way to start satisfying housing demand. The lowest hanging fruit was the school property project, Brian Pfarr’s land, and Cedar Ridge owned by Miller Homes.
 - iii. In tangent to this conversation Zach Bubany brought up a program that may be beneficial to spur housing projects in Le Sueur, which is the Greater MN Public Housing Infrastructure Program. This program is set to be announced in October and Zach Bubany specifically mentioned that his time would be well spent applying for this program.

Item 7 Monthly Financial Report Through July 31st, 2023

Motion by Member Swanberg, seconded by Member Sullivan, to approve the EDA Monthly Financial report through July 31st, 2023. Members Voting in favor: Wenisch, Manke, Sullivan, Dunning, Krogmann, Swanberg, and Williams. Members Voting no: None. Motion carried.

Item 8 Adjournment

Motion by Member Sullivan, seconded by Member Williams, to adjourn the meeting at **6:11 PM**. Members Voting in favor: Wenisch, Manke, Sullivan, Dunning, Krogmann, Swanberg, and Williams. Members Voting no: None. Motion carried.

Respectfully submitted,
Joe Roby
EDA Executive Director

