The Cannon Falls Economic Development Authority (EDA) met on Thursday, January 5, 2023 at 3:30 p.m. in the City Hall Conference Room for its regular meeting. EDA Board Members present were: Luke Cooreman, Amy Dombeck and Jon Dahl. Also present were Neil Jensen, Dianne Howard and Laura Qualey. Absent: Mayor Matt Montgomery, Steve Gesme. Guests were Diane Johnson, Supt. Sampson, Dan Howard and Rosie Schluter via ZOOM.

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| Call to Order  Approve Agenda  Approve Minutes  Introduction of New EDA Council Member  Financials  Chamber of Commerce  Lee Chevrolet Lot/Snow Emergency Parking  Mulvihill Property  Other Business:  Adjourn | Cooreman called the meeting to order at 3:32 p.m.  Qualey had a couple of additions to the agenda for the meeting that Cooreman added item H. Other Business as follows:  *iii. Carstensen/Stinar Easement Discussion*  *iv. Approve Invoices (Sievers Creative, Atlas Consulting)*  Upon adding the items, Dombeck made a motion to approve the agenda; Dahl seconded the motion; unanimously passed.  Minutes from December 1, 2022 & Special Meeting December 30, 2022 were motioned by Dahl to approve; seconded by Dombeck; unanimously approved.  Steve Gesme was appointed as the second Council representative for the EDA via appointment from Mayor Montgomery on 1/2/23 and will serve through the end of 2023.  Big check was written to Rockne Law Office for the closing on the Mulvihill property on 12/30/22. $200,000 for downpayment; $471 for closing costs. All loan payments are current except ArtOrg did not make their December payment. RLF balance is an estimated $112,536.77 available for lending; $301,225.86 outstanding in loans.  Dan Howard entered the meeting at 3:49 p.m.  Supt. Sampson was representing the Chamber of Commerce Board as he stated that they have posted a position to hire someone Part-time (24 hours/wk) at $20/hour and were interested in the EDA’s feedback as to the qualities the Chamber Board should be looking for in a candidate that would best suit the needs of the community. The CoC is also considering retaining CEDA for possible guidance to either develop a more refined job description for a Director OR perhaps for authoring grants for the CoC. Sampson also asked if the EDA would be willing to contribute $5,000 to the CoC. Cooreman spoke on his own behalf stating that once the CoC has  Public Works/CFPD has requested permission from the EDA to use the Lee Chevrolet lot for tenants living in the apartments above shops along 4th Street (they need 10 spots). This would allow PW dept to plow curb-to-curb during snow emergencies. PW Director Dan Howard explained the reasoning for the request. Dombeck made a motion allowing the tenants/employees of downtown that park along Mill Street to park in the EDA owned Lee Chevrolet lot during snow emergencies; Dahl seconded the ‘spirit’ of Dombeck’s motion. Motion passed.  Dan Howard left the meeting at 4:17 p.m.  Closing for the property occurred on 12/30/22 in Zumbrota at Rockne Law Office. Cooreman has spoken with multiple builders in the community about the opportunity this project will bring and squashed any misinformation that was out there amongst builders. Builders are excited about the development.  **Strategic Planning:** February will be focused on goals for 2023 with a review of what was accomplished in 2022. Qualey encouraged the board to jot down their ideas to come prepared for the next meeting. Feb. meeting will begin at 3 p.m. to allow for ample discussion time.  **Carstensen/Stinar Easement**: Stinar is requesting to purchase the other half of the easement access that is currently under a Purchase Agreement with Carstensens. After discussion with Carstensens, they are willing to sell the requested amount of roadway to Stinar, but no more. EDAs opinion is to sell it to Stinar for .92 cents/sq. ft. which Stinar has agreed to the price. Neil will follow up with Stinar; based on the outcome, Qualey will proceed accordingly with setting a public hearing for the land sale(s) for the Stinar easement of Lot 1 and a second for the Lots 1 & 3 to Carstensens.  **Invoices to Approve:** Two invoices for approval.   * Sievers Creative – $125 quarterly website maintenance; Motion by Dahl; second by Dombeck; motion passes. * Atlas Consulting – $600 RAP consult; Motion by Dahl; second by Dombeck; motion passes.   Before adjourning, Dahl made reflected on the Mulvihill acquisition and left the group with a historical quote from Winston Churchill:  “ *‘****Now this is not the end.******It is not even the beginning of the end.******But it is, perhaps, the end of the beginning.’*** ”  Motion to adjourn by Dombeck, second by Dahl; unanimously approved. Adjourned at 4:53 p.m.  Respectfully submitted by Laura Qualey  *Approved February 2, 2023 with no changes.* |