The Cannon Falls Economic Development Authority (EDA) met on Thursday, March 2, 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, Mayor Matt Montgomery, Steve Gesme and Jon Dahl. Also present were Neil Jensen, Dianne Howard and Laura Qualey. Guests were Diane Johnson, Gene Stinar, Supt. Sampson and Rosie Schluter (via ZOOM.)

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| Call to Order Approve AgendaApprove MinutesFinancialsEDA Annual ReportHardwood Estates Updates:2023 Goal Planning:Other Business:Discover CF ad/American Vet MemorialAdjourn | Cooreman called the meeting to order at 3:30 p.m.Dahl pointed out that Items 3E. and 3F. were out of order in the memo that accompanied the EDA Packet; otherwise the agenda was correct. Dombeck made a motion to approve the agenda; Cooreman seconded the motion; unanimously passed. Minutes from February 2, 2023 motion by Gesme to approve; seconded by Mayor Montgomery; unanimously approved. ArtOrg has made their December and January payments; but February payment was not made. Qualey commented that Tilion also missed their February payment, perhaps the shortened month was a factor as they are usually on time with their payments. RLF balance is an estimated $117,961.05 is available for lending; $294,299.05 outstanding in loans.Qualey asked the board if they would consider making a contribution to the upcoming FEAST! Trade show at Grand O2 on the 23rd; Gesme made a motion to approve $500 to the event; Mayor Montgomery recused himself from the vote as he works for a business that will be a vendor at the event; Dombeck seconded the motion; Passed with a 4-0-1 vote. Qualey presented the EDA 2022 Annual Report which encompassed grants, marketing, business expansions, as well as planning and zoning info from the Zoning Administrator such as building permits issued, licensing, and other activity within the city that went through the P & Z Department. The report will be presented to the Council on the 21st as a requirement of the EDA Bylaws. Motion to approve the report was made by Dombeck; second by Gesme; motion passes.CONCEPT PLAN: Jensen distributed a very preliminary concept for the property created by Jesse Preston from WHKS. The concept plan exhibits 111 single lots for housing. Phase 1 consists of 10 acres accommodating 26 lots that would continue down 72nd Street and to the west forming a cul-de-sac.RENTING LAND: The discussion of renting out the remaining 30 acres of property was discussed. This would allow the EDA to cover the property taxes until the development was ready to proceed for Phase II in the future. Cooreman has contacted a few area farmers to see if they’d be interested and has confirmation from one that they would rent the property for 2023 growing season. Staff will determine if there is any need for a bidding process to occur or not, or if the EDA can rent it to anyone they choose. Gesme made a motion to rent the land for $150/acre to the Hokanson’s for cash up front and an annual renewable contract; Mayor Montgomery seconded the motion; unanimously approved. After the motion was approved, Schluter asked the EDA if there was a public bidding process that needed to occur before renting the land; Qualey and Jensen will consult the Attorney to determine if this is necessary or not. The board ran out of time to discuss any further goal setting for 2023, therefore the board agreed to begin the April meeting at 3 p.m. to offer more time for discussion.DISCOVER CF GUIDE. Qualey asked the board if they would like to participate in the Discover CF Guidebook for 2023. Qualey recommended the board participate with a half-page horizontal ad for $247 vs. the full page ad they ran last year. Dombeck made a motion to approve the half-page horizontal ad for $247; Cooreman seconded; motion passed.AMERICAN VET MEMORIAL: There is a media event scheduled for Friday, March 24th at the park site and afterward, Founder Tou Fong Lor and guests will retreat to the VFW to meet and greet people. All are welcome to attend. NEXT MEETING: The board consensus was to begin the April 6th meeting at 3 p.m. to continue goal planning. No formal motion was given.Motion to adjourn by Dombeck, second by Montgomery; unanimously approved. Adjourned at 4:41 p.m.Respectfully submitted by Laura Qualey.*Approved April 6, 2023 with no changes.* |