The Cannon Falls Economic Development Authority (EDA) met on Thursday, May 4, 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 and Laura Qualey. Guests were Diane Johnson, Supt. Sampson, Dave Machacek, Babe O’Gorman and Rosie Schluter (via ZOOM.)

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| Call to Order  Approve Agenda  Approve Minutes  Financials  Hardwood Estates Updates:  Other Business:  Upcoming Events  Adjourn | Dahl called the meeting to order at 3:32 p.m.  Qualey requested item E. ii. regarding Blue Water Farms be stricken from the agenda; Dombeck then made a motion to approve the revised agenda; Gesme seconded the motion; passed.  Minutes from April 6, 2023 motioned to approve by Montgomery; seconded by Dombeck; approved. Minutes from Special Meeting held April 13, 2023 motioned to approve by Montgomery again; Dombeck seconded; motioned passed.  Art Org is current on their March and April loan payments. Raw Bistro did not make April’s payment which is out of character for them. If not received in a couple of weeks, Qualey will contact them.  Dave Machacek from ArtOrg was present to give an update on how the remodel and expansion of the building is going. The board was invited to stop in anytime.  RLF balance is an estimated $125,995.34 is available for lending; $285,293.33 outstanding in loans.  Qualey discovered that Tilion’s interest rate needs to be recalculated and a new amortization schedule needs to be created. According to the Promissory Note, the interest rate was supposed to have been recalculated in July 2021. After discussion by the board, Gesme made a motion to reset the interest rate to 4% for the remainder of the loan which matures in 2026; Cooreman seconded the motion; motion passed.  Council approved the WHKS Agreement at the April 18th Council Meeting to proceed with the final preliminary plat. Qualey has a meeting set for the following week with MN Housing to discuss some potential funding programs for workforce housing that may be able to be utilized for the Hardwood Estates subdivision.  Mr. O’Gorman had questioned the board about whether or not the EDA is allowed to rent the land for agricultural purposes when it is zoned R-2. Diane Johnson commented that perhaps it should be discussed at a Planning Commission meeting in the future regarding farming in a residential zone in city limits.  LODGING TAX: The Chamber recently held a training for their board members and invited Qualey to participate in the session for brainstorming ideas for the Chamber and tourism for Cannon Falls. The topic of imposing a Lodging Tax was discussed which is a pass-through tax applied to lodgers at our local hotel/motels. Qualey will work with Wilson from the Chamber to meet with the owners of the hotel/motel to explain the benefits and how the lodging tax stays in the community to market Cannon Falls and drive tourism to the area.  KELLER BAARTMAN: Qualey and Jensen toured the apartment building with Keller & Baartman. Still on track to be completed in November 2023.  AMERICAN VET MEMORIAL: Ribbon cutting ceremony will be Sunday, May 14th. Open to the public. Starts at noon.  CEDA Redevelopment Tour Filming: CEDA crew will be in town on May 16th to interview the Mayor and do some video/drone footage; May 17th other photography of the community will be conducted. Qualey has contacted the Chamber, police and school so they are aware that anyone looking ‘suspicious’ is actually legit.  National Dairy Council Visit: This group contacted the CannonBelles after hearing about their story. This prominent group from around the country composed of doctors, dieticians, exercise scientists and others in related fields will be gathering in Rochester for training and other activities. They will be conducting a day trip to Cannon Falls to tour the CB cheese plant, Square Deal Dairy where they get their milk for their cheese, will have a working lunch at the Winery and will spend the afternoon in CF before returning to Rochester.  CEDA Annual Meeting: This will be held June 27th at the Winery and is free for anyone to attend. It’s a great opportunity for local leaders and business people to network with others from around the region and State. Talk to Qualey if you’d like to register.  BOARD THOUGHTS: Cooreman asked for an update regarding the JBP Wall Funding that is on the Governor’s Bonding Bill; Montgomery thinks it’s a coin toss at this point.  NEXT MEETING: June 1st meeting at 3:30 p.m.  Motion to adjourn by Montgomery; seconded by Cooreman unanimously approved. Adjourned at 4:33 p.m.  Respectfully submitted by Laura Qualey.  *Approved June 1, 2023 with no changes.* |
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