The Cannon Falls Economic Development Authority (EDA) met on Thursday, July 6, 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, Steve Gesme and Jon Dahl. Staff present were Neil Jensen, Zach Logelin and Laura Qualey. Guests were Diane Johnson, Gene Stinar, Randy Stinar, Matt Carstensen, Andrew Carstensen, Lyle Wilson and Rosie Schluter (via ZOOM.) Absent: Mayor Matt Montgomery.

| Call to Order  Approve Agenda  Approve Minutes  Financials  Public Hearings  Resolutions Approving Land Sale to Carstensen Leasing LLC & Stinar  Administrative Subdivision:  Hardwood Estates Updates:  Lee Chevrolet Lot:  Other Business:  Adjourn | Dahl called the meeting to order at 3:31 p.m.  Gesme motioned to approve the agenda; Dombeck seconded the motion; passed.  Minutes from June 1, 2023 motioned to approve by Gesme; seconded by Dombeck; approved.  Two RLF loan borrowers’ payments were not made in June; Raw Bistro and ArtOrg. Qualey noted that Raw Bistro typically sends their payment with their utility bill in the same check so it gets ‘hung up’ for processing; email was sent to encourage them to send separate checks.  RLF balance is an estimated $139,991.81 is available for lending; $279,049.20 outstanding in loans.  An invoice for Sievers Creative was approved to pay $125 for the hosting/quarterly maintenance of the Cannon Roots website. Motion by Dombeck; second by Cooreman; motion passed.  Two Public Hearings were held for the land sales to Carstensen Leasing LLC for Lots 1 & 3 of Block 1 in the industrial park and also for Stinar Machine which will be purchasing part of Lot 1. Only comment was from Randy Stinar that had the original Purchase Agreement for the land sale for the portion he would be purchasing. Otherwise, no other public comments were made during either of the hearings.  Upon closing the Public Hearings, a motion was made to approve Resolution 2023-001 and the land sales to Carstensen Leasing, LLC by Gesme; second by Dombeck; unanimously approved.  Motion made by Dombeck to approve Resolution 2023-002 to sell land to Randy Stinar; second by Cooreman; unanimously approved. Qualey had the final signatures from the EDA captured to execute the Purchase Agreement following the approval of Resolution 2023-002.  Carstensen and Stinar will each be purchasing a portion of Lot 1 Block 1 from the EDA therefore an Administrative Subdivision is required to go before Council for approval. A public hearing will be held on Tuesday, July 11th at 630 p.m. and all appropriate property owners have been notified of this. Upon approval from Council, Jensen will sign off and Qualey will move forward with the closing documents and title work for each party.  A timeline has been provided by WHKS for the next steps of the project. Jesse Preston will have the preliminary plat amongst other required drawings and documents ready and submitted to the EDA so it can be presented at the August 14th Planning Commission meeting. The bidding process was discussed as well and the Board is aware that once the project is ready for advertising bids, they can help get the message out to contractors they know to put in a bid for the project.  Cooreman received the first rent check from Hokanson that is managing the erosion control of Hardwood Estates property until the land is ready for development. 2nd check will be received in the fall.  A Council member asked during the June 6th Council meeting as to whether or not the EDA should pay for the repaving of the lot ($3,925.00) which will take place Summer 2023. Another Councilmember asked if the EDA would ever consider ‘gifting’ the property to the City if it was never going to be developed. Qualey left both items open for discussion. The board feels that improving the property by blacktopping it does serve its purpose for the time being. However since the City deemed the lot as Snow Emergency Parking for downtown residents and employees, perhaps it is a ‘wash’ in regard to who pays for it.  Qualey was going to look into how the property was acquired, when and also how much has gone into taking down the blighted building to make the lot usable. Board was interested to find out how the land was acquired (was it purchased, received through tax forfeiture, etc.)  Zach Logelin, the new Permit & License Technician for CF, was introduced to the EDA Board (with Qualey’s deepest apologies for not doing this at the beginning of the meeting.) We’re grateful to have him as part of the team!  NEXT MEETING: August 3rd meeting at 3:30 p.m.  Motion to adjourn by Cooreman; seconded by Dombeck unanimously approved. Adjourned at 4:25 p.m.  Respectfully submitted by Laura Qualey. |
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