



**Economic Development Authority
Thursday, February 6, 2025 3:30 p.m.
Annual Meeting**

CALL TO ORDER: Dombeck called the meeting to order at 3:33 p.m. Luke Cooreman, Diane Johnson, Andy Althoff all present; and CEDA Staff Laura Qualey. Mayor Montgomery was absent. Guests: Rosie Schluter via ZOOM also present.

Approval of Agenda: Johnson motioned to approve; Cooreman seconded; unanimously approved.

Approval of Minutes: January 9th – Johnson motioned to approve meeting minutes; Second by Althoff; approved by all; motion carried

Financials: ArtOrg is behind December and January payments. Tilion and Raw Bistro are current.

Chamber is seeking ads for 2025's Discover CF Guide. ½ page ad is \$241 which is the size the EDA has done previously; this year's ad will feature the new development for subdivision 3. Althoff motioned to approve; Johnson seconded; unanimously approved.

FEAST Tradeshow will be held on March 20th at Grand O2; EDA has sponsored for \$500 in previous years; Johnson motioned to approve; Cooreman seconded; unanimously approved.

Annual Business: Bylaws were reviewed. No changes necessary.

EDA Fund Policy was reviewed and the board agreed that the there needed to be updated to have some 'teeth' to it for 30-60-90 day default clause. Cooreman and Althoff will develop some language to bring back to board to propose for March meeting.

Appointment of Officers for 2025:

- President – Althoff: Motion by Dombeck; Second by Cooreman; Althoff abstained from vote; Dombeck, Cooreman and Johnson all approved motion. Motion carried.
- VP – Dombeck: Motion by Cooreman; second by Althoff; Dombeck abstained from vote; Cooreman, Althoff and Johnson all approved motion. Motion carried.
- Treasurer – Cooreman: Motion by Johnson; second by Althoff; all in favor; motion carried.
- Secretary – Johnson: Motion by Dombeck; second by Cooreman; Johnson abstained from vote; Cooreman, Althoff and Dombeck all approved motion; motion carried.

Conflict of Interest Disclosure as part of the annual meeting process, Qualey asked each of the Commissioners complete the form and get it to Qualey for archiving.

EDA Projects:

Hardwood Estates Purchase Agreements: Dombeck made a motion to approve the PA for Lot 9 to Fieldstone Family Homes; Johnson seconded motion; unanimous vote. Motion carried.

Johnson motioned to approve PA for Lot 13 to a private party; Dombeck seconded; unanimous vote. Motion carried.

Other Business:

There were only a few minutes to discuss Goal Setting for 2025 but there is a collaborative work session meeting coming up at the end of the month with the EIC, Chamber, School Board, Council that will focus on goals for the community.



Next meeting will be Thursday, March 6th, 2025 at 3:30 p.m.

ADJOURN. Motion to adjourn from Dombeck and seconded by Cooreman; unanimously approved at 4:59 p.m.

Respectfully submitted by Laura Qualey

Approved by Board 3-6-2025