

MEETING MINUTES

CLARA CITY ECONOMIC DEVELOPMENT AUTHORITY (EDA) REGULAR MEETING

Monday
May 13, 2019
12:00 Noon

CITY HALL COUNCIL CHAMBERS CLARA CITY, MINNESOTA

Members present: Chip Goeman, Robert Schwitters, Chad Forkrud, James Thein, Rhonda Pieper, Gary Nelson, and Windy Block

Members absent: None.

Staff present: Gene Wenstrom

Others present: Sam Peterson (Clara City Herald), Todd Hagen (Ehlers, Inc.), Sherri Broderius (Supt. Of I.S.D #2180), Jeff Lopez (Chippewa Co. Commissioner), and Shelby McQvary (Ehlers, Inc.)

1. Call to Order—*By President Chip Goeman at 12:00 Noon.*

2. Additions/Deletions/Modifications/Approval of Agenda

Action taken: *Upon requesting any additions or changes to the draft agenda and hearing none, President Goeman, without objection, declared the Meeting Agenda to be approved as drafted.*

3. Approval of Minutes

3. (A) Regular Meeting Minutes for April 8, 2019.

Action taken: *M/S/P 7-0 (Schwitters/Nelson) to approve the meeting Minutes for the Regular EDA Meeting of April 8, 2019, as presented.*

4. Communications/Notices—*None.*

5. Reports from Officers and Committees

5. (A) Financial Report—*Staff reported a cash balance of \$92,000, Loans receivable of \$8,600, and Receivables under TIF No. 4-1 of approximately \$300,000.*

5. (B) Loan Servicing Requests, if any—*Staff reported that there were no new ones to consider.*

6. Reports from Staff and Administrative Officers

6. (A) Consideration of receiving an update on items as offered by staff—*Gene Wenstrom reported on a variety of topics as authored by Wenstrom in his May 2019 Report.*

Action taken: Inasmuch as this was reporting and informational only, there was no action requested nor taken.

7. General Business

7. (A) Consideration of approving appropriate strategies for the liquidation of assets that have been incurred by the City/EDA resulting from its execution of a Voluntary Surrender Agreement between the EDA/City and Sonja Giinther.

Action taken: M/S/P 7-0 (Schwitters/Pieper) to authorize staff to proceed with the liquidation via normal standard best practices of the assets which had been received by the EDA from the execution of the Voluntary Surrender Agreement by and between the City/EDA and Sonja Giinther, and to report back to the Board with the results at a future meeting.

7. (B) Consideration of approving an action plan that is designed to alter the discussion that may ensue during the MACCRAY School District's planning for their conducting of a school district construction referendum. Todd Hagen and Shelby McQuary of Ehlers, Inc. were present to answer questions about the possibility of the EDA constructing and leasing back to the school of an auditorium addition or other desired amenity. A vigorous and far reaching discussion was held.

Action taken: M/S/P 6-1 (Thein/Schwitters) to adopt EDA Resolution No. 2019-001 as amended with substituted language for "commit" to read "a willingness to explore and achieve a joint agreement with the I.S.D. #2180." (Forkrud opposed) Final Resolution to be attached.

7. (C) Consideration of revisiting the EDA/City's responsibilities under the Option and Real Estate Agreement with Robert and Kathryn Ann Condon, Husband and Wife as entered into on May 25, 2017. Staff briefly reviewed the legal requirements for this situation.

Action taken: Inasmuch as this agenda item was intended to be informational only, there was no formal action requested nor taken.

Commissioner Schwitters left the meeting at 1:10 P.M. due to his need to attend to personal business.

7. (D) Consideration of how best to create a strategy for the City's future housing work. Now that the Housing Study has been completed, the next question is--where does the community want to center its focus on future housing opportunities for the benefit of the City? The EDA has contracted with the Southwest Minnesota Housing Partnership (SWMHP) to facilitate community planning that is based upon the results of the Housing Study. Lisa Graphenteen of the SWMHP is their designated person for working with Clara City in developing a strategic housing plan of action as based upon the recently completed Housing Study. The Board discussed the following: 1) Does the EDA desire to play a role in that process? 2) If so, does the EDA want to take the lead or would it rather collaborate with other City committees (i.e. City Council, Planning Commission, etc.), and 3) Is the EDA ready and committed to begin working on this project?

Action taken: M/S/P 6-0 (Nelson/Thein) to declare that the EDA encourages the planning process in response to the recently completed housing study to commence as soon as possible, that the EDA is willing to take the lead role in completing such work, that gene Wenstrom is acknowledged as the lead staff person for this planning activity, and that the process should incorporate as much community collaboration as may be possible.

8. Announcements—Goeman reminded the Commissioners of the next regular meeting of the EDA as scheduled for Monday, June 10, 2019, 12:00 Noon.

9. Adjournment—Upon recognizing that there was no additional business to be considered, it was M/S/P 6-0 (Thein/Nelson) to adjourn the meeting. Upon observing the passage of this motion, President Goeman declared the meeting to be adjourned as of 1:20 P.M.