

# MEETING MINUTES

CLARA CITY  
ECONOMIC DEVELOPMENT AUTHORITY (EDA)  
REGULAR MEETING

Monday  
June 8, 2020  
12:00 Noon

In Person and by Phone

CITY HALL COUNCIL CHAMBERS  
CLARA CITY, MINNESOTA

Members present: Chip Goeman, Chad Forkrud, Gary Nelson (by phone), Rhonda Pieper (by phone) and Steve Jones

Members absent: Robert Schwitters, James Thein

Staff present: Gene Wenstrom (EDA Consultant, by phone)

Others present: Sam Peterson (Clara City Herald, by phone), Sherri Broderius (MACCRAY #2180 Superintendent), and Jeffrey Lopez (Chippewa County Commissioner)

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1. Call to Order—*By President Chip Goeman at 12:01 P.M. A Quorum was declared present.*

2. Additions/Deletions/Modifications/Approval of Agenda

*Action taken: Upon calling for any additions/deletions/modifications to the draft agenda and receiving none, Chairman Goeman declared the Meeting Agenda to be approved as presented.*

3. Approval of Minutes

3. (A) Regular EDA Meeting Minutes for May 11, 2020.

*Action taken: M/S/P 5-0 (Forkrud/Nelson) to approve the EDA Meeting Minutes for May 11, 2020, as presented.*

4. Communications/Notices—*None.*

5. Reports from Officers and Committees

5. (A) Financial Report—*Jones reported on the negative balance in the Checking account, (\$10,409.67) and a positive balance (\$24,100.16) in our Loan accounts. He also mentioned that the city had yet to make its annual payment to the EDA of \$6,900.*

5. (B) Loan Servicing Requests, if any—*Staff reported that there were no such requests.*

7. Reports from Staff and Administrative Officers

6. (A) Gene Wenstrom, EDA Consultant, gave an update on the PPP Loans in the community, the general business climate, and that he would add more under specific agenda items yet to come.

8. General Business

7. (A) Consideration of receiving information from Superintendent Sherri Broderius, MACCRAY I.S.D. # 2180: Supt. Broderius mentioned that they were at the end of design and development, and that by July 6<sup>th</sup> they hoped to have a final design plan approved by the board. It would then go to the architects and engineers to complete, with a fall bid. School will start early this year, on August 17<sup>th</sup>, but there are three different scenarios for how it would be done. (in classrooms, on-line, or a mixture of both).

**No Action taken**

7. (B) Consideration of South Hawk Creek Business Park land pricing: Staff presented a plan worked on by Jones and Wenstrom. The overall plat still needs to be replatted into smaller lots, one piece needs to be conveyed to the county, as does some of the roads, but the overall plan calls out for a list price of \$1.50 sq. ft., target price of \$1.25, and bottom price of \$1.00 sq. ft. for each lot. All of these could be negotiated in the interest of the community if a buyer is found. If lots were sold, profits would be returned to the city (60%), and the EDA (40%), based off of the investments by both parties.

**Action Taken: M/S/P 5-0 (Forkrud/Pieper) to approve the plan as presented.**

7. (C) Update on the former “Junior High Property”: Jones update the board on his discussion with the county on the building. Both parties have agreed to continue to work together on the project.

**No Action taken:**

7. (D) Update on Small Cities Grant: No news yet, but expected soon.

**No Action Taken:**

7. (E) Update on the WCCEO Program: Supt. Broderius updated the board on progress with this program. 21 students applied, 16 are going forward, and about \$19,000 has been invested by the community.

7. (F) The board reviewed a state statute that allows EDA’s to tax (with city approval). Under state law the EDA could get about \$12,000/year based off of current local market values. After discussion, no recommendation was made and action was tabled until the next meeting.

7. (G) The board discussed the issue of small box “Discount Stores”, and their potential impact on our community, and the pros and cons of their operations.

**Action taken: M/S/P 5-0 (Forkrud/Nelson) to recommend to the city council that they issue a moratorium on the construction of small chain discount stores, and ask the Planning Commission to undertake a study to ascertain their best placement and use in the community.**

9. Announcements—*No action is required.*

8. (A) The next meeting of the EDA will be on **Monday, July 13, 2020, 12:00 Noon.**

10. Adjournment—**At 12:25 PM**

ATTEST: \_\_\_\_\_  
Steven C. Jones, Secretary