

MEETING MINUTES

CLARA CITY ECONOMIC DEVELOPMENT AUTHORITY (EDA) REGULAR MEETING

Monday
June 11, 2018
12:00 Noon

CITY HALL COUNCIL CHAMBERS CLARA CITY, MINNESOTA

Members present: Chip Goeman, Robert Schwitters, James Thein (12:12 p.m.), Rhonda Pieper, and Windy Block

Members absent: Gary Nelson (excused) and Chad Forkrud (excused)

Staff present: Gene Wenstrom and Michael Stordahl

Others present: Josie Oliver (Clara City Herald), Sherrir Broderius (Superintendent MACCRAY Schoold District No. 2180, and Marge Knudson (Prairie Five Community Development)

1. Call to Order—*By President Chip Goeman at 12:01 p.m. who declared a Quorum of the Board as being present.*

2. Additions/Deletions/Modifications/Approval of Agenda

Action taken: *Inasmuch as there were no additions or deletions to the draft Agenda offered on the Floor, Chairman Goeman, without objection, declared the Meeting Agenda to be approved as it had been presented in draft form for this meeting.*

3. Approval of Minutes

3. (A) Regular Meeting Minutes for May 7, 2018

Action taken: *M/S/P 4-0 (Goeman/Schwitters) to approve the June 11, 2018 Meeting Minutes as presented.*

4. Communications/Notices

4. (A) Press release entitled “Governor signs Bonding Bill funding Highway 23”—*Staff briefly reviewed the content of the press release.*

5. Reports from Officers and Committees

5. (A) Financial Report—*Staff reported the following May 30, 2018 values for the EDA funds, such including: a checking account cash balance of \$66,376; a Money Market Savings Account balance of \$35,338; a total loan balance due for active and participating loans in an amount of \$27,905; and receivables from TIF District No. 4-1 in the amount of \$708,784.*

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

Commissioner Jim Thein arrived at the meeting at approximately 12:12 p.m. and immediately assumed his seat at the Meeting Table.

6. Reports from Staff and Administrative Officers

6. (A) Consideration of receiving the monthly update on items of interest to the EDA as authored by our Economic Development Consultant Gene Wenstrom.

Action taken: *Gene Wenstrom, EDA Director, reviewed his June 2018 Report for the Commissioners and answered their questions. This was informational only and no official action was requested nor taken.*

7. General Business

7. (A) Consideration of continuing the Board’s discussion from the prior meeting regarding the availability of adequate child care services in the Clara City community. Sherri Broderius, Superintendent of MACCRAY Public Schools, and Marge Knudson, District Manager & Regional Coordinator for Child Care Aware of Minnesota West/Central District will be joining us to help focus our dialogue about this all-important community need. A broad-ranging discussion ensued with Ms. Broderius and Ms. Knudson leading the way. It was generally agreed that a key challenge to any solution will be having adequate space readily available. Unfortunately, there are not many easy answers to that challenge. However, it was offered by representatives of the City that perhaps such space might be possibly available at either or both the Care Center and the Prairie Park Place facilities.

Action taken: *Inasmuch as this is an ongoing challenge, this consideration was a discussion only that had no direct action either being asked for nor taken. As such, representatives of the City agreed to explore and pursue with the help of Ms. Knudson any possibilities of developing child care availability at the City facilities. This issue will be placed back on the Agenda for future consideration once that investigation has been exhausted.*

7. (B) Consideration of approving a draft version of a policy entitled “Clara City Industrial Land Pricing Write-Down Policy.” This policy, if adopted, will serve as a guide for staff and others who work with existing and prospective new businesses in their quests to develop facilities within the City of Clara City. A copy of the draft policy, dated April 11, 2018, was reviewed. Amendments were suggested and staff agreed to add those that had consensus.

Action taken: *M/S/P 5-0 (Thein/Schwitters) to approve the draft policy entitled “Clara City Industrial Land Pricing Write-Down Policy” as amended with provisions to include an inflation adjustment for the wages used under the ‘employment credit’ section and to include tax increment financing as another tool that would negate the use of this policy. Further, that the policy, if adopted, should be forwarded to the City Council for its consideration of approval.*

7. (C) Consideration of developing and/or funding a “shop local” business promotion program which will stimulate the citizens of Clara city to shop locally. A discussion of the purpose and intent of such a policy was briefly considered, whereupon Wenstrom volunteered to pursue some additional policy ideas for future consideration

Action taken: *This was a discussion item only and Gene Wenstrom offered that he will continue to explore certain strategies that the EDA Board may wish to endorse and develop for use in the future.*

8. Announcements—*Chairman Goeman reminded the Commissioners of the following meeting:*

8. (A) The next regular meeting of the EDA is scheduled for *Monday, July 9, 2018, 12:00 Noon*, at the City Hall.

9. Adjournment—*M/S/P 5-0 (Pieper/Schwitters) to adjourn this Meeting. As such, Chairman Goeman recognized the passage of the motion and declared the Meeting to be adjourned as of 1:25 p.m.*