

MEETING MINUTES

CLARA CITY ECONOMIC DEVELOPMENT AUTHORITY (EDA) REGULAR MEETING

Monday
July 8, 2019
12:00 Noon

CITY HALL COUNCIL CHAMBERS CLARA CITY, MINNESOTA

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

Members absent: None

Staff present: Gene Wenstrom

Others present: Sam Peterson (Clara City Herald), Paul Maxwell (Ratcliff Development, L.L.C.), Sherri Broderius (MACCRAY Public Schools), Lisa Graphenteen (DSI Developmental Services, Inc.), and Matt Blum (Clara City Senior Living)

1. Call to Order—*By Chairman Chip Goeman at 12:00 Noon. A Quorum was declared as being present.*

2. Additions/Deletions/Modifications/Approval of Agenda

Action taken: *Upon requesting any suggestions for additions/deletions/modifications to the draft of the agenda and receiving none, President Goeman, without objection, declared the Meeting Agenda to be approved as presented.*

3. Approval of Minutes

3. (A) Regular Meeting Minutes for June 10, 2019.

Action taken: *M/S/P 7-0 (Nelson/Pieper) to approve the Meeting Minutes for the regular EDA Meeting as held on June 10, 2019, as they have been presented.*

4. Communications/Notices

4. (A) Notice received regarding the EDA’s closing on the Robert & Kathryn Condon Put Option as scheduled for Wednesday, July 10, 2019, at the Law Offices of Anderson Larson Saunders Klaassen & Dahlager PLLP, Willmar, MN. City Administrator Block will be attending.

5. Reports from Officers and Committees

5. (A) Financial Report—*There was no report available for this meeting.*

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

6. Reports from Staff and Administrative Officers

6. (A) Consideration of receiving an update on items of interest to the EDA as offered by staff.

Action taken: *Gene Wenstrom briefly reviewed his July 2019 Report and answered any questions from the Commissioners. This was informational only and no action was taken.*

7. General Business

7. (A) Consideration of receiving a request from Paul Maxwell, CCIM, Ratcliff Development, L.L.C., to purchase Lot 1, Block 1, South Hawk Creek Business Park Addition from the EDA/City for Ratcliff's stated purpose of developing and leasing a retail facility to the national chain of Dollar General. This lot is .69 Acres (30,046 SF) and lies immediately east of and adjacent to the Xcel Electric Substation. It is currently zoned for Industrial/Manufacturing purposes. The project will necessitate the purchase by Ratcliff of additional Ag land from LaVonne & DuWayne Koenen in order to be viable at this location. Mr. Maxwell introduced his project with handouts which detailed the parcels for his proposed development and also introduced a preliminary site plan drawing for illustration purposes. There was a lengthy question and answer exchange between the Commissioners and Mr. Maxwell. Maxwell reiterated his belief that the parcel under consideration was more suitable for Highway Business (Zoning District B-1) than for the current Manufacturing/Industrial development (Zoning District B-2). EDA staff encouraged the Commissioners to stick to their ongoing mission of creating and developing adequate parcels within the South Hawk Creek Business Park for the current and future attainment of its industrial/manufacturing job creation and development goals; thereby, encouraging their rejection of this offer, and rather, to encourage said developer to look elsewhere within the community for a more suitable retail project site.

Action taken: *M/S/P 7-0 (Nelson/Schwitters) to deny, after due consideration of said offer as presented by Paul Maxwell, CCIM, Ratcliff Development, L.L.C., any further consideration of the request of the Clara City EDA to sell Lot 1 Block One – South Hawk Creek Business Park, Clara City, MN to Ratcliff Development, L.L.C. for its development as a retail location.*

7. (B) Consideration of actively participating in a planning session under the leadership of Lisa Graphenteen, DSI Development Services, Inc., on behalf of the SWMHP. This exercise pertains to the SWMHP's contract for the development of strategies in response to the Clara City Housing Study. Ms. Graphenteen was present and reviewed her handout which summarized the results of the recent SWOT analysis as well as for the top ten priority areas in housing that the returned surveys from the Clara City community had revealed.

Action taken: *Inasmuch as this agenda item was informational only, there was no official action that was requested nor taken. President Goeman directed that the issue be placed once again on the August 2019 Agenda for the Commissioners consideration of adopting a final Housing Plan for the community, as will be drafted by Lisa Graphenteen under contract with the Southwest MN Housing Partnership.*

8. Announcements—*Based upon known schedule conflicts, President Goeman, without objection, directed that the next Regular Meeting of the EDA, originally scheduled for Monday, August 12, 2019, 12:00 Noon, to be held instead on Tuesday, August 13, 2019, 12:00 Noon, at the City Hall.*

9. Adjournment—*M/S/P 7-0 (Forkrud/Schwitters) to adjourn the Meeting. Upon recognizing the passage of this motion, President Goeman declared this Regular Meeting of the EDA to be adjourned as of 1:15 P.M.*