

MEETING MINUTES

CLARA CITY
ECONOMIC DEVELOPMENT AUTHORITY (EDA)
REGULAR MEETING
Monday, August 9, 2021
12:00 Noon

Call-In Number: 1-419-739-2663
Room: 6022
PIN: 2718
(Phone activated at 11:59 AM)

CITY HALL COUNCIL CHAMBERS
CLARA CITY, MINNESOTA

Members present: Chip Goeman, Chad Forkrud, Robert Schwitters, and Steve Jones

Members absent: Gary Nelson, James Thein, Rhonda Pieper

Staff present: Gene Wenstrom (EDA Consultant)

Others present: Sam Peterson (Clara City Herald), County Commissioner Candice Jaenisch

1. Call to Order—*By President Chip Goeman at 12:03P.M.*
2. Additions/Deletions/Modifications/Approval of Agenda: *Upon calling for any additions/deletions/modifications to the draft agenda and receiving none, President Goeman declared the Meeting Agenda to be approved as presented.*
3. Approval of Minutes
 3. (A) Regular EDA Meeting Minutes for July 7, 2021. *M/S/P 4-0 (Forkrud/Schwitters) to approve the EDA Meeting Minutes for July 12, as presented.*
4. Communications/Notices: NONE
5. Reports from Officers and Committees
 5. (A) Financial Report—*No changes from last month.*
 5. (B) Loan Servicing Requests, if any—*None*
6. Reports from Staff and Administrative Officers:
 6. (A) Gene Wenstrom, EDA Consultant, gave an update about the Sale of Kays Naturals to Milk Specialties, job expansion and State Program applications were assisting the next company with.
7. General Business

OLD BUSINESS

 7. (A) Housing Discussion: Discussion included in topic ((B).

NEW BUSINESS:

7. (B) Supt. Sherri Broderius Update Supt. Broderius gave an update on construction progress and invited the EDA members to visit the site, possibly after the next meeting.
7. (C) Consideration of RFQ's for Old Junior High Site: After discussion and review, *M/S/P 4-0 (Schwitters/Thein) to pursue a Proposal with the Alliance Building Corporation, including up to \$5,000 in eligible costs, and at the same time continue to work with others (Massoud and Hawk Creek Realty) on potential duplex development in the community.*
7. (D) Consideration of Request to Hire Consultant to Help Establish TIF District (Ehlers): To add to the work at the Old Junior High Site, and using our existing Financial Advisors, *M/S/P 4-0 Forkrud/Schwitters to accept the proposal from Ehlers and Associates to complete a TIF analysis of the Old Junior High site for the cost of \$9,500 plus associated fees.*
7. (E) Consideration of Resolution #2021-001 Authorizing Interfund Loan for Advance of Certain Costs With a Tax Increment District: After discussion, and as an addition to the work being proposed at the Old Junior High Site, and as a means to obtain future reimbursement, *M/S/P 4-0 Forkrud/Schwitters to approve Resolution #2021-001 as written.*
7. (F) Consideration of Resolution #2021-02 Regarding Sale of \$2,655,000 GO Housing Revenue Refunding Bonds: After discussion, including acknowledgement that we may realize over \$500,000 in savings over the life of the bond, *M/S/P 4-0 Schwitters/Forkrud to approve the Resolution as proposed.*
8. Announcements: The next meeting of the EDA will be on **Monday, September 13, 2021, 12:00 Noon, at City Hall.**
9. Adjournment—**At 12:46 PM**

ATTEST: _____
Steven C. Jones, Secretary