

MEETING MINUTES

CLARA CITY ECONOMIC DEVELOPMENT AUTHORITY (EDA) REGULAR MEETING

Monday, February 8, 2021
12:00 Noon

Call-In Number: 1-419-739-2663
Room: 6022
PIN: 2718

CITY HALL COUNCIL CHAMBERS CLARA CITY, MINNESOTA

Members present: Chip Goeman, Robert Schwitters, Gary Nelson and Steve Jones

Members absent: Rhonda Pieper, James Thein, Chad Forkrud

Staff present: Gene Wenstrom (EDA Consultant)

Others present: Sam Peterson (Clara City Herald-phone), Sherri Broderius (MACCRAY Schools), and County Commissioner Candice Jaenisch (phone)

1. Call to Order—*By President Chip Goeman at 12:01 P.M.*
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 Jan. 11, 2021.

Action taken: M/S/P 4-0 (Nelson/Goeman) to approve the EDA Meeting Minutes for Jan. 11, as presented.

4. Communications/Notices—*None.*

5. Reports from Officers and Committees

5. (A) Financial Report—*Jones reported on balances and upcoming payments from the city and county.*
5. (B) Loan Servicing Requests, if any—*Staff reported that there were no such requests.*

6. Reports from Staff and Administrative Officers:

6. (A) Gene Wenstrom, EDA Consultant, gave an update on issues, but delayed most discussion until specific topics later in the agenda.

7. General Business

OLD BUSINESS

7. (A) Information from Superintendent Sherri Broderius, MACCRAY I.S.D. # 2180: Broderius gave an update on school construction, including an updated site plan that was left in city offices for review.

7. (B) Update on the former “Junior High Property”: No action.

7. (C) Update on Small Cities Grant: The city is finalizing new policies at the next city council meeting, and work should begin soon by the UMVRD and Prairie Five on specific applications.

7. (D) Update on the issue of Small Box Stores: The Planning Commission has called for a Public Hearing in March, followed by preliminary action by the City Council in March, and final action in April on the Small Box Store Ordinance.

7. (E) Potential Bond Refunding: The financial position of the Assisted Living facility has improved over the last year. Some of this is due to PPL funding, but overall as well. Refinancing is clearly on the horizon in the fall.

7. (F) Sugar and Spice Site: Wenstrom updated the board on progress with the site. After discussion, plans for demolition will be finalized at the next meeting.

7. (G) Housing Discussion: Wenstrom gave an update on discussion he and city staff have been having with potential developers, as well as one local land owner who may be interested in working with the EDA on a new subdivision. More work is being done and any process is still pending and ongoing.

NEW BUSINESS:

7. (H) Consideration of Recommendation to City Council to Sell Parcel #30-140-1405 to Kay’s Naturals: Kay’s Naturals, along with the city, own a parcel across Highway 23 from the Kay’s Naturals Facility. To assist in expansion plans, Kay’s Naturals have asked for an option on the property for the portion not owned by them. After discussion, motion by Nelson, seconded by Goeman, and all aye to recommend to the city that they tender a two (2) year option to Kay’s Naturals at their cost in the project (\$48,968), contingent upon the city obtaining an easement for the lift station, and an agreement by Kay’s Naturals to not sale the property to a Small Box Store, as defined by the city in their code.

8. Announcements: The next meeting of the EDA will be on **Monday, March 8, 2021, 12:00 Noon, at City Hall.**

9. Adjournment—**At 12:49 PM**

ATTEST: _____
Steven C. Jones, Secretary