

# MEETING MINUTES

CLARA CITY  
ECONOMIC DEVELOPMENT AUTHORITY (EDA)  
REGULAR MEETING

Monday, January 11, 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, Chad Forkrud (phone), Gary Nelson and Steve Jones

Members absent: Rhonda Pieper, James Thein

Staff present: Gene Wenstrom (EDA Consultant)

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

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1. Call to Order—*By President Chip Goeman at 12:02 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 Nov. 9, 2020.

***Action taken:*** *M/S/P 4-0 (Schwitters/Nelson) to approve the EDA Meeting Minutes for Nov. 9, 2020, as presented.*

4. Communications/Notices—*None.*

5. Reports from Officers and Committees

5. (A) Financial Report—*Jones reported no change to the financial position of the EDA from last month.*

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 the possible demolition of the Sugar and Spice Building (to be discussed again at the next meeting), possible expansion opportunities, housing discussions by staff and other issues.

7. General Business

**OLD BUSINESS**

7. (A) Information from Superintendent Sherri Broderius, MACCRAY I.S.D. # 2180: Broderius gave an update on the construction bid schedule, the bid process, and contractors. Bids came in almost \$500,000 lower than estimated, and with interest earnings, the school should be able add alternatives to the project.

7. (B) Update on the former “Junior High Property”: Jones had no new news on the site.

7. (C) Update on Small Cities Grant: The city is still waiting for final approval by the state of a number of contracts and policies.

7. (D) Update on the issue of Small Box Stores: The Planning Commission completed their report, and have drafted a potential ordinance. This will be on the Planning Commission agenda next month (call for public hearing), and could be completed by March.

7. (E) Potential Bond Refunding: Refinancing is still pending, and should take place by fall.

7. (F) Sugar and Spice Site: Wenstrom updated the board on the site. After discussion, the topic will be brought up again at the February meeting to discuss possible demolition options.

7. (G) Housing Discussion: Lowell Schwitters was on hand to discuss housing issues. A number of ideas were reviewed, and several members and staff will report back at the next meeting on particular items of interest.

**NEW BUSINESS:** Membership on the Clara City Foundation will be discussed at the next meeting.

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

9. Adjournment—*At 12:55 PM*

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