

MEETING MINUTES

CLARA CITY
ECONOMIC DEVELOPMENT AUTHORITY (EDA)
REGULAR MEETING

Monday, March 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, Rhonda Pieper, James Thein, Chad Forkrud (phone) and Steve Jones

Members absent: None

Staff present: Gene Wenstrom (EDA Consultant)

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

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 February 9, 2021.

Action taken: *M/S/P 7-0 (Nelson/Schwitters) to approve the EDA Meeting Minutes for Feb. 8, 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, likely to be received in July and December.*

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, including discussion about housing, day care, the grocery store (and the hope to add a pharmacy).

7. General Business

OLD BUSINESS

7. (A) Information from Superintendent Sherri Broderius, MACCRAY I.S.D. # 2180: Broderius gave an update on school construction. Some items are ahead of schedule. Question was asked about wi-fi access in the gyms. Sherri will follow-up on that question. School is out on May 13th.

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

7. (C) Update on Small Cities Grant: Work continues, with applications being taken for some aspects of the projects. The city council will approve two new policies this week.

7. (D) Update on the issue of Small Box Stores: The City Council will introduce the ordinance this week.

7. (E) Potential Bond Refunding: Plans at the moment are to refinance this fall, with an estimated savings of \$600,000.

7. (F) Sugar and Spice Site: Schwitters had interest in the building, but city staff had been working with a local farmer for several months about removing the shed. After discussion, M/S/P 7-0 (Nelson/Schwitters) to offer the shed building to the staff contact, with the stipulation they remove the contents as well. Further action of the main building was delayed until the next meeting.

7. (G) Housing Discussion: Wenstrom gave an update on discussions with Condon, and Schwitters talked about his contact with DuHoux. Both ideas will be brought up at the next meeting.

NEW BUSINESS:

8. (H) Melissa Streich from Prairie Waters was on hand to request local tourism funding. Melissa gave a comprehensive review of Prairie Waters and the UMVRDC programming. After discussion, M/S/P 7-0 (Nelson/Pieper) to fund the Tourism program in 2022 for \$315.

8. (I) Consideration of Recommendation to The City Council Regarding New Business Subsidy Plan, TIF and Abatement Policies: Jones reviewed the policy, TIF and Abatement plan. After discussion, M/S/P 7-0 (Thein/Schwitters) to recommend the plan to the City Council for consideration.

8. (J) Consideration of South Hawk Creek Business Park Cost-Benefit Analysis and Lot Prices: Jones reviewed the price analysis per lot, as well as a Cost-Benefit Analysis matrix. After further discussion, M/S/P 7-0 to recommend the Lot Prices and Cost-Benefit Analysis to the City Council for consideration.

8. Announcements: The next meeting of the EDA will be on **Monday, April 5, 2021, 12:00 Noon, at City Hall.**

9. Adjournment—*At 1:02 PM*

ATTEST: _____
Steven C. Jones, Secretary