



**Meeting of the Economic Development  
Authority  
Held at the Elk River City Hall  
Monday, December 15, 2025**

Members Present: President Matt Westgaard, Commissioners Cory Grupa, J. Brian Calva, Jeff Hartwig, Mike Beyer, Jennifer Wagner, and Charlie Blesener

Members Absent: None

Staff Present: Economic Development Director Brent O'Neil and Recording Secretary Jolene Richter

1. CALL MEETING TO ORDER

Pursuant to due call and notice thereof, the meeting was called to order at 5:30 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. CONSIDER AGENDA

**Moved by Commissioner Jennifer Wagner and seconded by Commissioner Mike Beyer to approve the agenda. Motion carried 7-0.**

4. CONSENT AGENDA

**Moved by Commissioner Cory Grupa and seconded by Commissioner J. Brian Calva to approve the following consent items as outlined in their respective staff reports. Motion carried 7-0.**

4.1 DRAFT Minutes - November 17, 2025

4.2 Check Register

4.3 Balance Sheet

4.4 Revenue/Expenditure Reports

4.5 Mortgage Satisfaction - Modern Construction

5. OPEN FORUM

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No one appeared for open forum.

6. PUBLIC HEARINGS

There were no Public Hearings.

7. GENERAL BUSINESS

7.1 Extension - Real Estate Brokerage Agreement

The staff report was presented.

**Moved by Commissioner Mike Beyer and seconded by Commissioner Jeff Hartwig to approve the attached amendment extending the brokerage agreement with Partners Real Estate MN. Motion carried 7-0.**

8. OPEN DISCUSSION

Mr. O'Neil noted the following items:

- The annual meeting will be the first meeting in January, to look at officers and bylaws. President Westgaard asked for a copy of the current bylaws to review. Mr. O'Neil stated that they can email them out.
- There is a place looking to dump compactable fill, and asked the board about the Tyler site. President Westgaard asked if there would be a need for the lots of Nature's Edge for remediation. Mr. O'Neil stated there might be some other properties not owned by the city, or a future overpass might be a good spot too. The board discussed and directed staff to look into it further.
- Discount Tire is looking to take one of the remaining parcels by Aldi. The developer of that property may be willing to sell the remaining property to the EDA if the EDA was interested.

9. MOTION TO ADJOURN REGULAR MEETING

**Moved by Commissioner J. Brian Calva and seconded by Commissioner Jeff Hartwig to adjourn the meeting. Motion carried 7-0.**

The regular meeting adjourned at 5:40 p.m.

10. CLOSED MEETING - PID 75-00757-0105

**Board Members Present: President Westgaard, Commissioners Charlie Blesener, Mike Beyer, J. Brian Calva, Cory Grupa, Jeff Hartwig, and Jennifer Wagner**

**Staff Present: Economic Development Director Brent O'Neil and Deputy Clerk Jolene Richter.**

**Others Present: City Realtor Ryan Hardin**

The Closed meeting started at 5:43 p.m.

President Westgaard read the following statement:

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10.1 Statement to be read by the Chair:

"The Economic Development Authority will be closing the meeting pursuant to MN Statute Section 13D.05, Subdivision 3(c)(1) to consider offers or counteroffers relating to the sale of PID 75-00757-0105, 17610 Tyler ST. NW."

10.2 Motion Calling Closed Meeting

**Moved by Councilmember Wagner and seconded by Councilmember Beyer to open the closed meeting. Motion carried 7-0.**

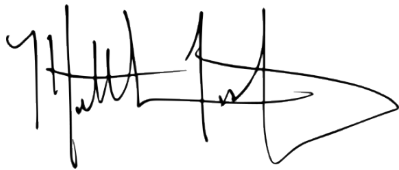
10.3 Hold Closed Meeting

10.4 Motion to Adjourn Closed Meeting

**Moved by Commissioner Jennifer Wagner and seconded by Commissioner Cory Grupa to adjourn the closed meeting. Motion carried 7-0.**

The meeting adjourned at 6:02 p.m.

Minutes prepared by Jolene Richter.



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Matt Westgaard, EDA President



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Jolene Richter, Deputy City Clerk