



**Meeting of the Economic Development  
Authority  
Held at the Elk River City Hall  
Monday, March 16, 2026**

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

**Members Absent:** Commissioner Charlie Blesener

**Staff Present:** Economic Development Director Brent O'Neil, Economic Development Specialist Joshua Mollan, and Recording Secretary Dawn Robertson

**1. CALL MEETING TO ORDER**

Pursuant to due call and notice thereof, the meeting was called to order at 05:30 PM.

**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 6-0.**

**4. CONSENT AGENDA**

**Moved by Commissioner J. Brian Calva and seconded by Commissioner Cory Grupa to approve the following consent items as outlined in their respective staff reports. Motion carried 6-0.**

4.1 DRAFT Minutes - January 20, 2026

4.2 DRAFT Minutes - February 17, 2026

4.3 Check Register

4.4 Balance Sheet

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4.5 Revenue/Expenditure Reports

5. OPEN FORUM

No one appeared for open forum.

6. PUBLIC HEARINGS

There were no public hearings.

7. GENERAL BUSINESS

7.1 Review and Recommendation - Proposed Tax Increment District No. 30

The staff report was presented.

**Moved by Commissioner Jennifer Wagner and seconded by Commissioner Mike Beyer to Approve, by motion, the attached resolution recommending the City Council create Tax Increment Financing (TIF) No. 30 and adopt the TIF 30 project plan. Motion carried 6-0.**

8. OPEN DISCUSSION

Mr. O'Neil wanted to bring attention to Nature's Edge III business park; the empty parcel was used to dump dirt and fill from the other build sites. He stated that the commission should start thinking strategically about how to move forward with removing the dirt piling up on the parcel.

Mr. O'Neil discussed the Together Elk River Committee wanting to keep the initiative going, but in a different capacity. The committee would like to disband and combine with the marketing committee. They would like to be involved in larger city projects by creating short-term working committees, ex. the downtown project.

Mr. Mollan shared that the Beautification and Public Art Committee is moving forward with the Beautification Award and Garden Gem Awards programs this year, with some minor updates to the policies. The committee is also partnering with DERBA to help with a downtown cleanup project on Earth Day.

9. MOTION TO ADJOURN REGULAR MEETING

**Moved by Commissioner Mike Beyer and seconded by Commissioner Jeff Hartwig to adjourn the meeting of City Council. Motion carried 6-0.**

The regular meeting adjourned at 5:47 p.m. Chair Westgaard called the work session to order at 5:50 p.m.

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10. WORK SESSION

10.1 Introduction to Project Fit

Mr. O'Neil shared with the commission that a nearby company, Project Fit, is considering building a new facility in Elk River. The company was described as a seat-cover distributor, with 12 current jobs and plans to grow to at least 20. The building will be 55,000 sq ft minimum, with future phases to increase to 80,000 - 100,000 sq ft. Mr. O'Neil shared an aerial image of two sites in Elk River: a 7-acre site near the Sherburne County Government Center and the remaining 7-acre city-owned site in Nature's Edge III Business Park. The company has requested an incentive offering or a significant land price write-down.

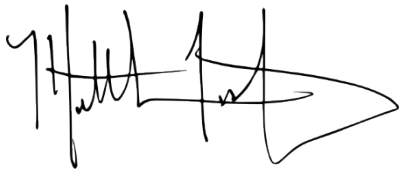
The board was supportive of selling the city property and was supportive of a moderate incentive to assist the company at either site. Commissioner Westgaard asked about whether the remnant parcel at North Star Business Park would be available or a fit for the company, and to pursue that option as well.

11. MOTION TO ADJOURN

**Moved by Commissioner Jennifer Wagner and seconded by Commissioner J. Brian Calva to adjourn the meeting. Motion Carried 6-0.**

The meeting adjourned at 6:04

Minutes prepared by Record's Specialist Dawn Robertson.



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Matt Westgaard, EDA President



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Jolene Richter, Deputy City Clerk