



**Meeting of the Economic Development
Authority
Held at the Elk River City Hall
Monday, May 18, 2026**

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, Economic Development Specialist Joshua Mollan, and City Clerk Justin Dunford

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 J. Brian Calva and seconded by Commissioner Jeff Hartwig to approve the agenda. Motion carried 7-0.

4. CONSENT AGENDA

Moved by Commissioner Charlie Blesener and seconded by Commissioner Jennifer Wagner to approve the following consent items as outlined in their respective staff reports. Motion carried 7-0.

4.1 DRAFT Minutes - April 20, 2026 Regular Meeting

4.2 DRAFT Minutes - May 4, 2026 Special Meeting

4.3 Check Register

4.4 Balance Sheet

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 Placer.ai Presentation

Economic Development Specialist Joshua Mollan presented to the Commission data gathered from Placer.ai. The Commission reviewed data regarding economic activity both inside Elk River and in adjacent communities. The Commission discussed continued usage of Placer.ai and said that while the value of the data received is great, ultimately the data needs to be utilized in the appropriate manner. For example, the Commission was keen to review comparisons of economic activity data from other communities of a similar size and scope, find ways to share pertinent data with local business partners, and identify areas and sectors that Elk River can both be a leader in while still fitting within the vision and future of the city.

8. OPEN DISCUSSION

Staffmembers O'Neil and Mollan gave updates to the Commission. Mr. Mollan's update was that the Garden Gems contest is open for nominations and showed a yard sign that will be given to each nominee to try to increase interest and participation in the program. Mr. Mollan also informed the Commission of upcoming "Development Minute" videos that were going to be filmed and released regarding major projects taking place in Elk River. Mr. O'Neil provided an update on the CDI project that the Commission had been discussing in recent meetings, namely that work is ongoing and staff is working to determine the final cost of the project. Lastly, Mr. O'Neil informed the Commission of a local dry cleaning company that was closing and that the group planning to move into the vacated building will be applying for a Downtown Micro Loan for construction costs.

9. MOTION TO ADJOURN REGULAR MEETING

Moved by Commissioner Mike Beyer and seconded by Commissioner J. Brian Calva to adjourn the meeting. Motion carried 7-0.

The meeting adjourned at 06:00 p.m.

Minutes prepared by Justin Dunford.

10. WORK SESSION

EDA President Matt Westgaard called the meeting to order at 6:01 p.m.

10.1 Project Fit and Nature's Edge Land

The Commission reviewed the final piece of the Nature's Edge Land property and whether the parcel could be a potential data center site due to its proximity to a new outstation being built by ERMU. The Commission decided to move discussion on the topic until after June due to another data center project being under current consideration by council. In addition, the Commission asked staff to

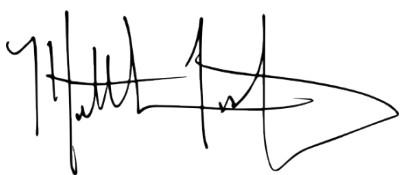
research what new or additional land could be fresh development areas to consider.

II. MOTION TO ADJOURN

Moved by Commissioner Jennifer Wagner and seconded by Commissioner Jeff Hartwig to adjourn the meeting. Motion carried 7-0.

The meeting adjourned at 06:09 p.m.

Minutes prepared by Justin Dunford.



Matt Westgaard, EDA President



Justin Dunford, City Clerk