



**Meeting of the Economic Development
Authority
Held at the Elk River City Hall
Monday, July 15, 2024**

Members Present: Acting Chair Mike Beyer, Commissioners Cory Grupa, Jennifer Wagner, Matt Westgaard, and Jeff Hartwig

Members Absent: Commissioner Charlie Blesener and Chair Dan Tveite

Staff Present: Economic Development Brent O'Neil, Economic Development Specialist Joshua Mollan, and Records Specialist Katie Porath

1. CALL MEETING TO ORDER

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

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. CONSIDER AGENDA

Moved by Commissioner Matt Westgaard and seconded by Commissioner Jennifer Wagner to approve the agenda. Motion Carried 5-0.

4. CONSENT AGENDA

Moved by Commissioner Matt Westgaard and seconded by Commissioner Jeff Hartwig to approve the following consent items as outlined in their respective staff reports. Motion Carried 5-0.

4.1 Draft EDA Minutes - June 17, 2024

4.2 Check Register

4.3 Balance Sheet

4.4 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 General Updates

The staff report was presented.

Mr. O'Neil discussed changes to the convenience store/gas station plans that were submitted. The revised plans have the potential for a one-bay drive-through car wash on the south side.

The city will close out their involvement with the Heritage Millwork project by the end of July 2024.

The EDA partnered with Sherburne County on a joint booth at the Elk River Chamber of Commerce golf tournament.

Once the city switches from Baker Tilly to Ehlers the new company would like to run through any existing programs and offer suggestions.

Mr. O'Neil stated that Property Assessed Clean Energy (PACE) funding may be available for electric vehicle charging.

Mr. Mollan gave an update on EDA subcommittees. Together Elk River has completed the third business reel for Minnesota Roots. Downtown banners have been installed. The Beautification and Public Arts Committee had a meeting on July 15, 2024 to discuss the new public art.

8. MOTION TO ADJOURN REGULAR MEETING

The regular meeting adjourned at 5:40 p.m. Acting Chair Beyer called the work session to order at 5:44 p.m.

9. WORK SESSION – UPPER TOWN CONFERENCE ROOM

9.1 2025 Budget Workshop

Mr. O'Neil reviewed the budget with the Commission. He noted that building permits are down.

Commissioner Westgaard agreed that the budgeted \$20,000 should be kept for use by the Together Elk River Committee.

Mr. O'Neil recommended keeping the budgeted \$10,000 for public art.

Mr. O'Neil stated that, while money is not budgeted, the commission should think about what is next with new property development.

Commissioner Westgaard would like to examine what the EDA has learned after three years of construction on Highway 169. Do they know anything different now from an economic standpoint? Could a new intersection drive industrial development? Commissioner Beyer added that, as soon as Highway 169 is completed, the land in Elk River will be more attractive.

Mr. O'Neil asked the Commission if they would like to budget for more potential land acquisition, add seed money for matching grants, divide larger parcels to make them more attractive to buyers, or handle the infrastructure and access on properties for sale.

Mr. O'Neil proposed budgeting \$10,000 for exploratory prep work to attract visitors.

10. MOTION TO ADJOURN

Moved by Commissioner Matt Westgaard and seconded by Commissioner Cory Grupa to adjourn the meeting. Motion Carried 5-0.

The meeting adjourned at 6:00 p.m.

Minutes prepared by Katie Porath.



Dan Tveite, Chair



Tina Allard, City Clerk