



**Meeting of the Economic Development
Authority
Held at the Elk River City Hall
Monday, December 16, 2024**

Members Present: Chair Dan Tveite, Commissioners Cory Grupa, Matt Westgaard, Jeff Hartwig, Mike Beyer, Jennifer Wagner, and Charlie Blesener

Members Absent: None

Staff Present: Economic Development Brent O'Neil, Economic Development Specialist Joshua Mollan, and Recording Secretary Jolene Richter

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 Mike Beyer and seconded by Commissioner Cory Grupa to approve the agenda. Motion Carried 7-0.

4. CONSENT AGENDA

Commissioner Blesener explained the November 18, 2024, meeting minutes stated he attended that meeting. However, he was absent and suggested the minutes should be amended.

Moved by Commissioner Matt Westgaard and seconded by Commissioner Charlie Blesener to approve the following amended consent items as outlined in their respective staff reports. Motion Carried 7-0.

4.1 Draft EDA Minutes - November 18, 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 Presentation - Beautification Award Winner

The staff report was presented.

Mr. Mollan recognized Wayne Swart State Farm, owned by Wayne Swart, as the winner of the 2024 Beautification Award. The award was based on Wayne Swart State Farm's remodel of a vacant downtown building into an attractive insurance office which has contributed to the beauty of the west side of downtown.

In the spring, Wayne Swart State Farm is set to be awarded a garden bench purchased by the EDA from Plants and Things.

President Tveite presented the 2024 Beautification Award to Wayne.

7.2 Recognition of Service - Dan Tveite

Mr. O'Neil recognized Commissioner Tveite for his years of service. Commissioner Beyer read and presented a plaque to Commissioner Tveite recognizing his 24 years of service as an Economic Development Authority member.

The authority members shared their gratitude to Commissioner Tveite.

7.3 General Updates

Mr. O'Neil provided an update on the following items:

- They continue to work with the Utilities Commission regarding taking over the EV chargers downtown. There have been a lot of issues with the third-party vendor in trying to transfer ownership. The contract with the vendor expires in April, and they will be revisiting it at that time.
- Now that the Saxon/Delta apartments are open, they will be going through the TIF certification process, they will issue a certification of completion for the TIF which will initiate payments going forward until the obligation to the developer is satisfied.
- There are two different companies in Elk River that they are having conversations with regarding expansion possibilities. One in particular is expected to be an applicant for tax abatement.
- Confirmed that the social media discussion about Wing Stop coming to Elk River is occurring.

Mr. Mollan provided an update on the following items:

- They posted an open reel on PeaceTree Family Institute.

- They have a Medical on Main Development Minute in progress that will highlight the Main and Gates project parcel.
- They are two and a half weeks into the new Together Elk River campaign focusing on shopping, dining, and playing in Elk River.
- At the end of November Carey Dean's piece "Where Energy Flows" was installed at the FT Center with a reveal event. There has been a video completed and posted to highlight the event as well.

8. MOTION TO ADJOURN REGULAR MEETING

Moved by Commissioner Matt Westgaard and seconded by Commissioner Jennifer Wagner to adjourn the meeting. Motion 7-0.

The regular meeting adjourned at 5:46 p.m. Chair Tveite called the work session to order at 5:49 p.m.

9. WORK SESSION

9.1 Preparation for Annual Meeting

The staff report was presented as information to the commission, stating the EDA will hold its annual meeting on January 21, 2025, which includes agenda items related to the Authority's business operations for the coming year. Among the items are the designation of officers and committee assignments, a review of bylaws, and the annual review of the enabling resolution.

The commissioners discussed how they would like to elect a new president by either volunteer or nomination. President Tveite added that typically the president is an at-large member.

Mr. O'Neil also stated that they would like to look at a marketing committee that would possibly meet quarterly.

9.2 Land Assets and Acquisitions

The staff report was presented.

Mr. O'Neil explained that MnDOT owns the property by Perkins on Elk Hills Drive and has indicated that they would like to dispose of it. There is an opportunity to work directly with MnDOT. Purchasing the land would come with a public-purpose DEED restriction. The properties were residences and are zoned residential. The alternative is that they would have a public bid.

Commissioner Blesener suggested that, given the affordable housing shortage, if they could restore housing in that area for affordable housing and keep it residential that would be a good thing.

President Tveite stated that having the HRA look at those properties is probably more applicable.

Commissioner Beyer stated he would like to see it residential.

Commissioner Westgaard asked if anything would stop the city from selling those properties in the future. He also asked if there was a possibility of using the land to put a roundabout or a better intersection in that location to get traffic off the bridge or help the traffic flow in that area. Mr. O'Neil

stated that it is .8 acres so you could carve out some right of way and leave enough for a buildable lot.

Commissioner Grupa stated that he would rather see them go to bidding to see if anyone would want to make them into a rental property.

Commissioner Blesener would like to see the HRA look at them. If the city purchased the land now, it would be a public purpose and would achieve HRA goals as well.

Commissioner Westgaard asked if we knew what the market value of the properties were. Mr. O'Neil answered stating based on the county's value of \$107,000 and up to \$150,000 on the northern piece and a fraction of that on the southern piece. Mr. O'Neil stated if they worked with MnDOT then they had to go with the appraised value, which hasn't been completed. If they went to acquire it through, they would potentially get a more favorable price.

Commissioner Wagner agreed with Commissioner Westgaard to improve the intersection as well instead of adding more commercial there as it would be close to the intersection.

10. MOTION TO ADJOURN

Moved by Commissioner Matt Westgaard and seconded by Commissioner Jeff Hartwig to adjourn the meeting. Motion Carried 7-0.

The meeting adjourned at 06:06 PM

Minutes prepared by Jolene Richter.



Dan Tveite, Chair



Tina Allard, City Clerk