



**Meeting of the Economic Development
Authority
Held at the Elk River City Hall
Monday, June 16, 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, 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 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 J. Brian Calva to approve the agenda. Motion Carried 7-0.

4. CONSENT AGENDA

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

4.1 Draft Minutes - May 19, 2025

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

Mr. O'Neil provided the following updates:

- Mr. O'Neil and Debbi Rydberg from the Elk River Chamber of Commerce have been talking about more engagement during manufacturing month in October, such as identifying all the manufacturers and conducting B.R.E. visits.
- J & J has started and is now moving dirt at their site.
- Pickle Paradise is moving forward and is on the City Council agenda tonight.
- Through the HRA, they partner with the MN Center for Environment and Energy, which helps manage loans and bring energy efficiency into homes and businesses. They are looking to do an event this fall to talk about how to best manage control systems on large commercial projects to get the most efficiency out of energy systems. They are looking to host the event at the Furniture and Things Community Event Center with EDA participation.

8. MOTION TO ADJOURN REGULAR MEETING

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

The regular meeting adjourned at 5:34 p.m. Chair Westgaard called the work session to order at 5:38 p.m.

9. WORK SESSION

9.1 Microloan Program Updates

The staff report was presented.

Commissioner Blesener explained that he could support all the items that have been listed as suggestions. He stated we have a downtown program, and there were upgrades that were made, but the programs were not used by those businesses. He thinks these programs are being underutilized and wondered if they needed to be marketed better, or do a focus group with those who did not use it, and ask why they didn't. He stated you could ask, were they unaware or was it just easier to get your own through the bank, and suggested finding out what they need.

Chair Westgaard stated at the Joint Finance Committee, there was a bank representative stating that there was interest, and they questioned why it is not city-wide and only downtown. They also talked about the possibility of opening up the program city-wide and maybe having an added incentive for the downtown area. They expressed that the interest rate needs to be very attractive.

Commissioner Calva confirmed that the dollar amount was \$75,000 and asked if that was a significant amount that would help a business? Commissioner Wagner stated Yes, that every bit helps.

Mr. O'Neil explained that it sets off other expenses.

Commissioner Calva asked if they advertise the program. Mr. O'Neil stated that it is on the website, but they could look at other marketing options.

The board discussed the length of the application and the application process.

Commissioner Wagner stated that she did not apply for it because of the application, because it was a lot, and at the time, it seemed better to do another loan. Right now, she would love to have a 3% loan. She agrees they need to expand into the community and stated that if they truly want to help businesses, she does not understand why they would move the percentage. She also thinks they could expand on the bullet points, stating that there are businesses that could utilize this that do not fit into the bullet points.

Mr. O'Neil thanked her for the feedback and said it's one thing having it in a lab versus how it works in the real world.

Commissioner Blesener suggested one of the ways to educate people is to hold a workshop regarding the programs that are available.

Chair Westgaard suggested engaging the Chamber as well.

Moved by Commissioner Cory Grupa and seconded by Commissioner Jeff Hartwig to adjourn the meeting. Motion 7-0.

The Work Session adjourned at 5:55 p.m.

10. CLOSED MEETING - PID #75-00757-0105 - 17610 TYLER ST. NW

Chair Westgaard called the closed meeting to order at 5:56 p.m.

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

Members Absent: None

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

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

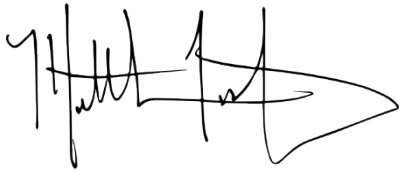
10.3 Hold Closed Meeting

10.4 Motion to Adjourn Closed Meeting

Moved by Commissioner J. Brian Calva and seconded by Commissioner Jennifer Wagner to adjourn the meeting. Motion Carried 7-0.

The meeting adjourned at 6:14 p.m.

Minutes prepared by Jolene Richter.



Matt Westgaard, EDA President



Tina Allard, City Clerk