

City of Eagle Lake Economic Development Authority Meeting
January 26, 2017 at 7:00 a.m.
At the Council Chambers, 705 Parkway Ave, Eagle Lake MN 56024

Call to Order

Meeting was called to order by Brad Potter at 7:04 a.m.

Members Present

Brian Hughes, John Whittington, Brooke Wach, John Ries, Dennis Terrell, Brad Potter, and Kerry Rausch

Guests: Todd Borchardt and Mike Haga

Treasurer's Report

The treasurer's report was presented.

1. Commerical/Industrial Water Rates

Brad Potter explained that the State of MN mandates a residential tiered water rates. This same tiered rate has been applied to commercial and industrial users. Two possible billing opotion were presented. In Alternate 1 a flat rate of \$3.97 per 1,000 gallons commercial/industrial users would be implemented and in Alternate 2 the tiers would be arate of \$3.97 for the first 6,999 gallons and for usage of 7,000 gallons and more the rate would be \$5.29 per 1,000 gallons. Alternate 1 would result in a \$7,600 reduction and Alternate 2 a \$3,800 reduction in revenue. Staff would need to recalculate the revenue lost by removing figures for the outside water meter. Todd Borchadt explained that at the time their business was constructed in 2003 water rates were a concern so from the beginning they have implemented equipment and processes to minimize water consumption. On an annual basis they average 24 customers a day. EDA discussion included if other communities offer commercial water rates, what the city's cost of providing 1,000 gallons of water, and that outdoor watering should not be offered discounted water rates. Brad likes option 1. Ries, Option 2 is only correcting part of the issue. Whittingtonmoved to recommend to Council Alternate 1 with a single tiered commercial/industrial water rate. Brian Hughes seconded the motion. Additional discussion included that whatever rate is established it would be subject to rate increases as determined by City Council and that after analyzing the cost of provide water the rate of \$3.97 may be higher bases on findings. Motion carried.

2. Commerical Development Requests

There have been requests for a heated warehouse space but the City struggles to find space ranging from 6,000 to 10,000 square feet. Possible locations were discussed.

3. RFP for City Owned Parkway Avenue Property

All costs have been received on the Parkway Avenue Projects and the request for proposal should go out today for the location east of Dasch Salon and west of the car wash. Any new structure will need to use the joint enterance with the bank, Dasch.

TSB is looking at doing something east to their new building in which the gravel parking would become more permant.

4. Business Survey

Results of the business survey were discussed with coffee shop and restaurant being the most requested service. Possible options along this line were discussed and Brad Potter will contact a potential service provider.

5. Business Before Hours – Greater Mankato Growth

Eagle Lake will be hosting the Greater Mankato Growth Before Hours gathering on December of 2017. Brooke Wach indicated took take advanced planning when your employer hosted this event.

6. City Developable Lots

Options along Parkway were discussed for commercial use. The idea of offering TIF in certain circumstances was discussed.

Brad Potter is working with Mya Radel who works for an ad design company to approve appearance of city's website and marketing materials.

The developers of the Eagle Edge Townhomes on Linda Path are working on plans with the building code changes.

ADJOURNMENT

Dennis Terrell moved to adjourn the meeting at 8:13 a.m. with John Ries seconding the motion. Motion carried.