

ECONOMIC DEVELOPMENT AUTHORITY
Thursday, January 23, 2020

Call to Order: Meeting was called to order by Jim Beal at 6:50 a.m.

Present: Jim Beal, Brooke Wach, Brian Hughes, Dennis Terrell, John Ries, Administrator Jennifer Bromeland, and Deputy Clerk Kerry Rausch

Not Present: Christine Black-Hughes and John Whittington

Approval of Agenda

John Ries moved, seconded by Dennis Terrell, to approve the agenda. Motion carried.

Treasurer's Report

Treasurer's report was presented.

New Business

1. Eagle Lake Child Care Grant Program Application Received from Epiphany Lutheran Pre-School and Next Steps
 - Administrator Bromeland reported that she has been working with Epiphany Preschool and Daycare on a grant application with Southern MN Initiative Foundation (SMIF) to increase childcare slots. Further updates will be provided at the next meeting.
2. Proposals Received for Commercial Appraisal of City Owned Lots
 - Two proposals have been received for appraisals of city owned parcels along Parkway Avenue.
 - John Ries moved, seconded by Brian Hughes, to accept the bid appraisal services from Appraisal Services of Mankato, Inc. Motion carried.
3. Recap of Meeting with Commercial Realtor and Commercial Lot for Sale
 - Administrator Bromeland reported that she has met with a commercial realtor regarding available parcels. The realtor would be willing to pull together potential ideas for parcels.
4. Miscellaneous Updates
 - Administrator Bromeland stated she has been asked if the city would consider developing a spec business and she asked if the city has discussed in the past.
 - Discussion included there would need to be an anchor tenant secured prior to construction and that the city could possibly utilize Minnesota State University students to design a potential project.

Adjourn

Brian Hughes moved, seconded by Dennis Terrell to adjourn the meeting at 7:58 a.m. Motion carried.

ECONOMIC DEVELOPMENT AUTHORITY

Thursday, April 23, 2020 – GoTo Meeting

Call to Order: Meeting was called to order by Administrator Bromeland at 6:51 a.m.

Present: Brooke Wach, John Whittington, Dennis Terrell, Christine Black-Hughes, Administrator Jennifer Bromeland, and Deputy Clerk Kerry Rausch

Not Present: Jim Beal, Brian Hughes, and John Ries

Approval of Agenda

Christine Black-Hughes moved, seconded by Dennis Terrell, to approve the agenda. Motion carried with a roll call vote.

Treasurer's Report

Treasurer's report was presented.

New Business

1. COVID-19 Health Pandemic and Governor's Executive Order

- City Council approved the deferment of loan payments with no penalties for the three businesses which have contacted the city.
- Resources for businesses include DEED's Guide for MN Small Businesses Who Need Help and Greater Mankato Growth blogs.
- Administrator Bromeland presented the idea of an Eagle Lake Emergency Loan Program which could be zero or low interest loans. Businesses must demonstrate the need, could cover rent/mortgage, utilities, payroll, vendor payments. Proposed loan amount presented was a maximum of \$5,000 per business. Businesses have inquired to grants, but not loans from the city. Consensus was to reach out to businesses to determine interest and need and to gauge how to set up the program. Christine Black-Hughes moved, seconded by John Whittington, to direct staff to do a needs assessment and bring to City Council for Covid-19 Relief Loan through the city. Motion carried with a roll call vote.

2. Miscellaneous Updates

- Construction Activity During Covid-19: Daschner Construction and Borgmeier commercial construction projects are underway with a third commercial project pending for west of Little Sprouts Day Care.
- Recap of Conversation with Eagle Ridge, Phase II Developer: Developer will start necessary repairs on infrastructure. When complete there will be approximately 50 new lots available. Currently there are less than 20 lots available in Eagle Lake.
- Mankato Motorsports Park Project – Status of EAW and Next Steps- The City Council will be holding a special meeting shortly to review the responses to the 200+ comments received during the public comment period. The City Council will determine whether there is a need for an environmental impact statement. Per the developer this week, the project is moving forward.

- Music on Parkway Series – July -September: This is a new program made possible by a grant from the Southern MN Initiative Foundation (SMIF). Due to COVID-19, events are being pushed out to July instead of beginning in May.
- Outdoor Movie – September: At this time, the outdoor movie planned for Eagle Lake to be held in September (Frozen II) is still on the schedule.
- Ribbon Cuttings – Summer/Fall: With new construction and the expansion at Epiphany Lutheran Pre-School expansion (14 new toddler slots created), GMG has been contacted and will assist with ribbon cuttings.

Adjourn

Dennis Terrell moved, seconded by Brooke Wach to adjourn the meeting at 7:36 a.m. Motion carried.

ECONOMIC DEVELOPMENT AUTHORITY
Thursday, August 27, 2020 – GoTo Meeting

Call to Order: Meeting was called to order by Administrator Bromeland at 6:48 a.m.

Present: Brooke Wach, John Whittington, Christine Black-Hughes, Brian Hughes, Jim Beal, Administrator Jennifer Bromeland, and Administrative Clerk Mandy Auringer

Not Present: Dennis Terrell and John Ries

Treasurer's Report

Treasurer's report was presented.

New Business

1. Eagle Lake Business Assistance Program

- Administrator Bromeland stated that cities across Minnesota, including Eagle Lake, certified their eligibility to receive federal Coronavirus Relief Fund (CRF) distributions to help respond to the COVID-19 health pandemic. The fund, created by the Coronavirus Aid, Relief, and Economic Security (CARES) Act, is designed to provide economic help to entities struggling because of the COVID-19 pandemic. As per guidance from the Department of Treasury and the League of MN Cities, cities and EDAs have some options to assist businesses that were ordered closed or are struggling financially because of the COVID-19 public health emergency. Recently, Blue Earth County announced a business assistance program to assist small businesses adversely impacted by the COVID-19 health pandemic. Eligible businesses may apply for a one-time grant in the amount of \$10,000 per applicant. Administrator Bromeland proposed replicating a similar program for Eagle Lake businesses using CRF dollars but on a smaller scale. She said that she reached out to the city attorney and auditor for guidance on offering a business assistance program. She said she also reached out to a handful of Eagle Lake businesses to gauge interest if such a program were offered. Per her inquiry to Blue Earth County, two Eagle Lake businesses currently have applied for the County business assistance program. A City email was sent all Eagle Lake businesses informing of the Blue Earth County Business Assistance Program. Discussion ensued about mirroring the eligibility requirements of BE County and approving grants in an amount up to \$10,000 per applicant. Administrator Bromeland will review the proposed program with the City Council at their special meeting on August 31st and send information out to the EDA and businesses after that with anticipation that the grant requests can be formally approved by the City Council at their October 5th meeting.
- Jim Beal stated that he believes the EDA should support our area businesses. Administrator Bromeland agreed and added we should utilize the money available to stimulate our local economy and help businesses that are struggling due to COVID-19.
- John Whittington stated a concern of making sure this was a grant not a loan due to the strict reporting guidelines. Administrator Bromeland confirmed this a grant and the City

only needs to report how much money is being put toward the grants and how many businesses receive the grants when completing the required monthly report with the state.

- Jim Beal moved to start the Eagle Lake Business Assistant Program offering the eligible businesses a one-time grant of up to \$10,000. Brooke Wach seconded. A roll call was taken with all in favor. The motion carried.

2. Miscellaneous Updates

- Mankato Motorsports Park: A group of people have filed an appeal of the Council's decision on the approval of the EAW and determination that an EIS is not necessary. Administrator Bromeland stated that the process is likely to take anywhere from 9 months-1 year and that the developer can continue with the building and zoning process at his risk.
- Park Board: The park Board is raising funds to upgrade our area parks and construct the new Eagle Heights Park.
- Outdoor Movie: Cancelled for September 11. Rec on the Go will be held this fall with social distancing and health and safety precautions in place.
- Covid Impact on Residents: There have not been very many delinquent bills. Kerry and Mandy are reaching out to the few residents to hopefully set up payment plans.
- Water Clarity: In response to come complaints, we are undertaking a water study to see if there are things we can do to improve our water quality.
- Mosquito Spraying: Brian Hughes would like to see the pond behind his home and playground at the school sprayed. Brooke Wach would like to look into the speed of the sprayer truck.
- Construction: The City is working with KJ Walk to replace a run of cracked pipe in the development. They have 1 permit pulled and approved for a new home. RingBaum has started the two triplexes.

Adjourn

Brian Hughes moved, seconded by John Whittington to adjourn the meeting at 7:38 a.m. Motion carried.

ECONOMIC DEVELOPMENT AUTHORITY
THURSDAY, OCTOBER 22, 2020 - GoTo Meeting

Call to Order: The meeting was called to order by Chairperson Brian Hughes at 6:45 a.m.

Present: Brian Hughes, Brooke Wach, Christine Black-Hughes, Jim Beal, Dennis Terrell, John Ries, Administrator Bromeland, and Deputy Clerk Kerry Rausch

Not Present: John Whittington

Approval of Agenda: The agenda was approved.

Treasurer's Report: The treasurer's report was approved as presented.

New Business:

1. Annual Regional Economic Development Alliance (REDA) Presentation: John Considine with Greater Mankato Growth
 - Jessica Beyer and John Considine of Greater Mankato Growth were present with Mr. Considine presenting Regional Economic Development Alliance's (REDA) annual report which included how they responded to and supported businesses during the COVID-19 pandemic. REDA has created a marketing video to be used with new business recruitment. They are launching a marketing campaign to Twin Cities area commercial brokers based on feedback that Twin Cities businesses are interested in doing more commercial projects in the Mankato area. They are utilizing Linked-In for target marketing as well as email and mailers as part of their marketing methods.
 - Annual Report – During the past 12 months REDA has served Eagle Lake through the CARES Act program, PPP, passing resources to city staff, and providing masks for businesses. They have been involved with promoting new businesses and have attended ribbon cuttings ceremonies.
2. Recap of Eagle Lake Business Assistance Grant Program
 - Administrator Bromeland stated that EDA members John Ries, Christine Black-Hughes, and John Whittington reviewed and recommended to City Council to fund all applications, in the amount of approximately \$57,000, utilizing CARES Act funding. Businesses have expressed their appreciation.
3. 2020 Holiday Shop Local Effort
 - Administrator Bromeland explained that the past couple of years Kim Daschner spearheaded an initiative encouraging residents to shop local during the holiday season. Due to COVID, this year's plans will need to be modified and a virtual meeting will be held today to discuss options. Organizations such as the Lions Club and Park and Rec Board will be included in the planning.
 - In the past EDA has contributed \$1,000 towards the mailer which is sent to all persons in the 56024 zip code area. This year CARES Act dollars will be able to support the additional costs involved with this event.

- Christine Black-Hughes moved, seconded by Brian Hughes, to authorize the EDA to fund the Holiday Shop Local mailer up to \$1,000. Motion carried unanimously.
4. Offer Received for City-Owned Parcel
- Brian Hughes moved, seconded by Christine Black-Hughes, to close the meeting as permitted by [section 13D.05, subdivision 3 \(c\)](#), to consider an offer received related to the City's parcel of land (R121018130018) that is listed for sale. Motion carried unanimously.
 - The meeting was reopened.
 - Christine Black-Hughes moved, seconded by John Ries, to recommend to City Council the sale of said parcel. Motion carried unanimously.

Adjournment: John Ries moved, seconded by Dennis Terrell, to adjourn the meeting at 7:54 a.m.