

ECONOMIC DEVELOPMENT AUTHORITY
THURSDAY, JULY 22, 2021 AT 6:45 A.M.

Call to Order: Meeting was called to order by Administrator Bromeland

Members Present: Christine Black-Hughes, Brooke Wach, Anthony White, and John Whittington

Absent: Jim Beal and Brian Hughes

Staff Present: City Administrator Jennifer Bromeland and Deputy Clerk Kerry Rausch

Approval of Agenda:

Approval of Minutes: Minutes from the May 27, 2021 and June 9, 2021 EDA meetings were approved.

Treasurer's Report:

The EDA treasurer's report was presented.

New Business:

1. Revised Counter Offer Received for City-Owned Parcel
 - Legal counsel confirmed that discussion with a potential developer must remain open unless the EDA wished to discuss, negotiate sale of parcel.
 - Mike Bales with Freedom Security was present to discuss his plans and the EDA's expectations for development of commercial property along Parkway Avenue. Exterior building materials is a primary concern for the EDA. Mr. Bales indicated he is considering efface, steel, stone, and traditional siding.
 - The EDA explained that a percentage of the building's frontage needs to be brick and stone. Administrator Bromeland will provide Mr. Bales with city code requirements for exterior finishes and parking requirements. Outside storage is not allowed to be visible from the front of the property.
 - The EDA asked that Mr. Bales present to the EDA a more accurate drawing of the building design and exterior finished and stated that a special EDA meeting would be scheduled for July 29, 2021 at 6:45 a.m. to review designs if they are ready at that time. Once drawings are provided the EDA will make a recommendation to the City Council for the sale of the property.
2. Miscellaneous Updates - Informational
 - a. Community Grant Application Submitted to SMIF for a Strategic Economic Development Plan
 - The City should hear by August 6, 2021 if it will be awarded a grant from Southern MN Initiative Foundation (SMIF) for developing a strategic economic

development plan. If awarded, the City will work with Region 9 on this in depth process.

b. Eagle Ridge, Phase II

- The EDA was updated on the fact that the City Council is not interested in issuing building permits in the Eagle Ridge Phase II development until final punch list of items are completed by the developer.

c. Other

- Greater Mankato Growth will hold a ribbon cutting ceremony on Tuesday, July 27, 2021 at 8:45 a.m. at Daschner Construction's, located at 450 Parkway Avenue. EDA members were encouraged to attend.

Adjournment: The meeting adjourned at 7:42 a.m.