

ECONOMIC DEVELOPMENT AUTHORITY
WEDNESDAY, NOVEMBER 17, 2021

Call to Order: The meeting was called to order by Chair Hughes at 6:48 a.m.

Present: Christine Black-Hughes, Jim Beal, Brian Hughes, Brooke Wach,

Staff Present: Jennifer Bromeland, Kerry Rausch

Approval of Agenda:

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

New Business

1. Support Local Holiday Mailer

- A holiday promotional similar to 2020 is being planned for this year which would include promoting residents to shop locally and a police and fire holiday drive through event. Christine Black-Hughes moved, Jim Beal seconded, authorizing the EDA to contribute up to \$500 to cover the cost of the mailer. Motion carried.

2. Eagle Ridge, Phase II Update

- The City Council recently approved a supplemental developer's agreement with KJ Walk in which an escrow account has been established to cover the cost of outstanding items to be completed in 2022. The supplemental agreement allows for the issuance of building permits until the city accepts the infrastructure. There is a potential of 50+ lots for single family housing development.
- The developer is requesting that the City remove snow prior to accepting infrastructure. This will be discussed at the special city council meeting which will be held Monday, November 22, 2021.

3. Review Unspent Forgivable Child Care Loan Funds

- Administrator Bromeland has contacted both Blue Earth County and the owners of Little Sprouts Daycare to discuss the unspent funds from the forgivable childcare loan. There is another daycare looking to make improvements and asked if grant funding is available.

4. Petition for Annexation Received for Proposed Housing Development

- Justin Jackson has submitted a concept plan to develop twin homes and multifamily housing in the southeast area of the community. The petition for annexation will be presented to the City Council at a special meeting on November 22, 2022. There are many details to be worked out if this development proceeds.

- Troy Schrom is looking at purchasing the 70-acre Foley property. There are two parcels one of which would need to be annexed into the city. Mr. Schrom is looking to develop twin homes and single-family homes.
 - Administrator Bromeland referenced the 2020 Mankato Area Housing Study which studied need for more rental units.
 - The EDA asked staff to research how to handle water meters for potential new developments to ensure that water is being billed equitably and referenced Autumn Winds as a concern.
5. Strategic Plan Process – Kickoff in 2022
- Work on the Strategic Plan will begin in 2022.
6. 1 Million Cups On the Road Event
- Kim Daschner will be talking at City Hall at 8:30 a.m. today. The event will be lived streamed as well.

Adjournment: The meeting adjourned at 7:36 a.m.