

ECONOMIC DEVELOPMENT AUTHORITY
THURSDAY, JANUARY 19, 2023

Call to Order

Members Present: Brooke Wach, Tony Dickmeyer, Brian Hughes, Christine Black-Hughes, Anthony White.

Staff Present: Jennifer Bromeland and Kerry Rausch.

Approval of Agenda

Treasurer's Report

The treasurer's report was presented.

New Business

1. Final Strategic Economic Development Plan
2. Administrator Bromeland recapped that the final Strategic Economic Development Plan is complete. If members would like a hard copy, please let staff know.
3. Letters to Eagle Lake Businesses
 - a. Welcome Packet Concept and What's Needed from Businesses
 - Administrator Bromeland shared draft letter to go out to businesses to request participation in a welcome packet to new residents. The purpose is to make new residents feel welcome and make them aware of businesses in the community. It was noted that it is important for businesses to contribute items that do not have an expiration date so items don't get out of date.
 - Discussion took place as to potential ways to pay for the bags needed for a welcome packet. Options included that the EDA could pay for and supply canvas tote bags. Also discussed was the possibility of using biodegradable plastic bags and looking for sponsors to help pay for the bags.
 - The City will need to work with management companies to determine best way to get bags to residents who do not have utility bills in their names.
 - b. Schedule Business Visits
 - Administrator Bromeland will meet tomorrow with Little Sprouts' new owner at 1:00 p.m. and invited EDA members to attend with her.
 - Possible meeting dates for business visits will be email to the EDA for members to sign up to participate in these visits.
4. Discuss REDA Joint Service Agreement Subcommittee Recommendation to Modify Member Dues
 - Administrator Bromeland presented the proposed REDA member rate increases which were made by a REDA subcommittee. She stated there are benefits to being a member of REDA but there are also budgetary concerns with these increases. The proposed incremental rate increase would go from \$7,187.58 in 2023 to \$12,092.48 in 2029.
 - The EDA expressed concern about the affordability of such rate increases and asked what specifically the City of Eagle Lake receives for these membership fees. Administrator Bromeland explained REDA promotes economic development for the region.

- The EDA asked to have REDA to quantify what they do for Eagle Lake and what the direct benefit is to the City.
5. Other Miscellaneous Updates
- a. TA Grant Application for Eagle Lake Pedestrian Connectivity Project
 - Administrator Bromeland explained that she submitted a Transportation Alternative grant for Thomas Drive to 211th Street for the recommended shared use path that came out of the pedestrian connectivity study. A sidewalk segment will be added on the north side of 211th as well as a segment on Agency Street S. along the Fox Meadows development. Included with this construction is the need for lighting and moving utilities as well as a flashing pedestrian crossing sign. This project would need to obtain right of way easements. If funded construction would take place in 2027. Staff is researching other grants options to help offset city costs. The purpose of the project is to promote connectivity with the SE portion of the community as housing continues to develop in this area.
 - b. Legislative Bills for Possible Water Treatment Plant Project
 - Administrator Bromeland explained that City Council has an option to purchase land to build a water treatment plant if funding is received.
 - The water is safe to drink as is, but if manganese levels become enforceable a treatment plant would be the city's only option for water treatment. There is not an option to address the manganese with the City's current set up and would require treatment.
 - Funding has been applied for to get assistance with preliminary project planning and design. At this time staff is unsure if there will be grant funding awarded but is actively seeking funding and has been in contact with legislators asking for their support in drafting legislation seeking funding for the project.
 - c. Mankato Motorsports Park Project and Negative EIS Declaration
 - City Council has made a negative EIS declaration.
 - d. Housing Development
 - Administrator Bromeland stated there are frequent inquiries from contractors about possible areas for redevelopment or development for housing purposes. It was noted that it is a good that there continues to be activity and interest in this area and that a variety of housing stock is important for Eagle Lake's continued growth.
 - Christine Black-Hughes asked for the percentage of rental units versus owner occupied housing units.
 - e. Upcoming Friday Family Fun Nights at Eagle Lake Elementary
 - Mankato Community Education and Recreation and the City of Eagle Lake will partner to hold family fun nights at the Eagle Lake school. In meeting with the school's principal, the importance of open gym was stressed. Administrator Bromeland stated that this is an important quality of life amenity to offer families and important to promote physical activity in the winter months.
 - f. 4th Annual Winter Activities Event at Lake Eagle Park
 - This event will be held February 4th at Lake Eagle Park. This is another quality of life amenity/activity that is important to offer the community and encourage physical activity outdoors in the parks.
 - g. Community Development Coordinator Position and Next Steps
 - Funds were included in the budget for this position. When hired this person will help with EDA and Planning and Zoning. Three applications have been received and interviews will be scheduled. Administrator Bromeland stated that with the level of activity in Eagle Lake, it is difficult to be proactive in some areas when wearing many hats and pulled in

different directions. It was explained that this position would focus on EDA and Planning and Zoning.

- Administrator Bromeland stated it would be good if one person from the EDA and one from the Planning Commission could participate in the interviews since the position would be working with both.

h. Website Redesign

- The City Council has authorized the updating of the city's website.

6. Freedom Security System

- Administrator Bromeland shared that a \$70,000 grant was recently awarded to Mike Bales with Freedom Security and that he is working on getting bids to construct his building. Mr. Bales indicated that he would like to come to talk to EDA about the building's design, possibly at the February meeting. This business could create up to 14 jobs.

Adjournment

The meeting adjourned at 7:51 a.m.