

ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA
Thursday, May 29, 2025

Call to Order

The meeting was called to order by Chair Hughes

Members Present: Anthony White, Tony Dickmeyer, John Whittington, Brooke Wach, and Brian Hughes,

Members Absent: Christine Black-Hughes,

Staff Present: Administrator Bromeland and Deputy Clerk Rausch

Approval of the Agenda

John Whittington moved, seconded by Anthony White, to approve the agenda. The motion carried.

Treasurer's Report

Administrator Bromeland presented the treasurer's report.

New Business

1. Revolving Loan Fund Application: Clear Path Psychiatry PLLC

- Administrator Bromeland explained that she has been communicating with Alex Vasquez who has been looking for a location to open a business in Eagle Lake. A location has been found, and Mr. Vasquez has submitted a loan application for Clear Path Psychiatry PLLC.
- Mr. Vasquez introduced himself and explained that he has been a psychiatric nurse practitioner since Oct 2020 and has lived in Eagle Lake since 2022, owning two properties. He is on staff with Winona State faculty in the department of graduate nursing.
- Mr. Vasquez stated he has identified gaps in healthcare, specifically in mental health. He is looking to open an adult psychiatric practice which would include diagnostic evaluations, medication management, and coordination of care. The clinic will offer extended evening and weekend hours, helping address a critical need for increased mental health service access in Eagle Lake and the surrounding region. The credentialing process is underway.
- Mr. Vasquez's loan request is \$9,500 which will support the furnishing and equipping of a new professional office at 100 S. 2nd Street, Suite B, in Eagle Lake. Planned expenditures include the setup of telepsychiatry infrastructure, acquisition of essential technology, and the installation of reliable internet, phone, and electronic medical records systems. The business owner would personally guarantee the assets.
- Initially there would be two staff positions, one being Mr. Vasquez and a office manager. Future plans include adding a second nurse practitioner and a licensed social worker.
- Administrator Bromeland shared a preliminary design for business signage. She also explained that the next steps in the loan process will include the EDA reviewing the application and then making a recommendation to the City Council which meets June 2nd.

- Mr. Vasquez stated that once he is credentialed, he would like to invite the EDA to see the office space. Administrator Bromeland stated that if interested, Greater Mankato Growth could do a ribbon cutting ceremony.
- The EDA discussed interest rates with Brooke Wach stating she is seeing loan interest rates between 8% - 9%, with some as low as 7.5%. EDA consensus was to establish the interest rate for this loan request at the minimum rate allowed which is 6%.
- Upon approval, a promissory note and loan agreement will be drafted.
- Chair Hughes moved, seconded by Brooke Wach, to approve the Loan request for Clear Path Psychiatry PLLC in the amount of \$9,500. The motion carried.
- John Whittington stated he would like the EDA to consider other locations within Eagle Lake that would be viable for this business as it grows, wanting to keep Clear Path Psychiatry PLLS in Eagle Lake.

Other Business

1. RCCIP Community Solution Action Plan Launch

- Administrator Bromeland explained that an invitation to the RCCIP Community Solution Action Plan Launch event, which is scheduled for Monday, June 9 from 11:30 a.m. to 1:00 p.m. is extended to the EDA and that a light lunch will be served. EDA members were encouraged to attend as stakeholders. Brian Hughes, John Whittington, and Anthony White stated they would like to attend.

2. Recap of Recent Tour at Eagle Lake Elementary for Future Childcare Space

- Administrator Bromeland explained that the Eagle Lake Elementary School has space available for childcare and is looking to have two providers lease the space for childcare purposes. The lease would be between the school and the provider.
- The school district has stated that they only want to do this if the city supports them.
- Discussion included that this is a good opportunity for Eagle Lake and that there is a great need for more childcare in the community.
- John Whittington stated he sees two key issues from an EDA standpoint. Those being affordable housing and childcare. As housing increases the need of childcare increases.

3. Welcome Bag Update

- Administrator Bromeland explained that businesses were invited to contribute items for the Eagle Lake's Welcome Bags, and many have already responded. The EDA will be ordering magnets that include key contact information and a "Save the Date" reminder for Tator Days weekend each year.

4. Main Street Economic Revitalization Grant Program Update

- Administrator Bromeland explained that the final application deadline for this grant program is approaching.
- Mayor John Whittington, EDA Chair Brian Hughes, City Administrator Bromeland, and Ryan Vesey with Greater Mankato Growth met with Darren Sellner regarding economic revitalization opportunities.

5. Highway 14 Corridor Study Update and Next Steps

- Administrator Bromeland explained that four options have been presented and have since been narrowed down to two. One being a High T at the Casey's intersection and the other being a Right In/Right Out at the same intersection.
- Discussion included that a right in/right out intersection at the Casey's intersection would be detrimental to Eagle Lake and its economic development. Administrator Bromeland stated she has responded back saying this option is unacceptable to Eagle Lake. A representative will be at Monday's City Council meeting, and she encouraged members of the EDA and Planning Commission to attend.
- At this time federal funding is unknown, and that cost is the driving factor of which option is most desirable.
- A meeting is planned with Blue Earth County staff to discuss options with the hope of agreeing on the best option for Eagle Lake.
- Discussion included that Eagle Lake is a desirable community because it is clean and quiet and that Eagle Lake provides a large workforce for Mankato. The projected traffic count with Option D is 3,600 vehicles on Parkway Avenue daily. There was tremendous concern about this amount of traffic on Parkway Avenue. This option could drastically change options for potential businesses who are looking at Eagle Lake and they are waiting to see what happens with the highway to determine if they will locate in Eagle Lake.
- Tony Dickmeyer and Brooke Wach indicated they will try to attend the June City Council meeting.

6. 345kV Transmission Line Project and Recap of Public Hearing Held in Mankato

- Administrator Bromeland shared that she recently attended a public hearing for the application of Xcel Energy for a Certificate of Need and Route Permit for the Mankato-Mississippi River 345kV Transmission Line. It was explained that during the EIS scoping process, an alternative route was identified. The alternative route runs just north of Highway 14 and could be detrimental to any future-needed highway modifications and continued economic growth along this corridor due to the substantial right of way required. It was discussed that the City would be submitting a comment objecting to the proposed alternate route, citing reasons why it would hurt Eagle Lake. The EDA expressed support for a comment of opposition.

Adjournment

The meeting was adjourned.