



ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

Thursday, July 24, 2025

6:45 A.M.

City Hall, 705 Parkway Avenue, Eagle Lake, MN

CALL TO ORDER:

APPROVAL OF AGENDA:

TREASURER REPORT:

EDA \$377,183.62 (\$35,772.31 in Bank Account and \$341,411.31 in 4M Investment Fund)

Loan \$43,169.92

SCDP \$18,522.67

NEW BUSINESS:

1. Highway 14 Corridor Study and Upcoming Open House and Special City Council Meeting

OTHER BUSINESS:

1. Update on Clear Path Psychiatry PLLC
2. Welcome to New Business – Little Eagles Preschool
3. 2026 Pedestrian Connectivity Project Update
4. Welcome Bag Magnets and Circus Promotion Banners - Recap of Cost
5. Update to Promotional Video RFP

ADJOURNMENT:

ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, June 26, 2025

Call to Order

- The meeting was called to order by Chair Hughes
- Members Present: Jim Beal, Brian Hughes, John Whittington, Brooke Wach, Anthony White, Christine Black-Hughes, and Tony Dickmeyer
- Staff Present: Administrator Bromeland and Deputy Clerk Rausch

Approval of Agenda

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

Treasurer's Report

- The treasurer's report was presented. The balance of the loan fund does not include the loan that was approved for Mr. Vasquez. Anthony White moved, seconded by Tony Dickmeyer, to approve the treasurer's report. The motion was carried.

New Business

1. Discuss Creating a Promotional Video Showcasing Eagle Lake as a Great Place to Live
 - a. Review draft RFP to send to local colleges
 - Administrator Bromeland explained that a promotional video focusing on Eagle Lake being a great place to live, having a great quality of life, and promoting business in Eagle Lake would be beneficial. Upon the EDA's approval to draft a Request for Proposal (RFP), this would be taken to the City Council for approval. This could also help residents recognize all that Eagle Lake has to offer.
 - Consensus of the EDA was to move forward with a promotional video.
 - The EDA listed organizations that could be contacted to make the video.
2. Overview of the Upcoming Circus Event on August 1 at Lake Eagle Park
 - a. Interest in sponsoring a banner to promote the event
 - Sarah Summers with Eagle Lake Area Lions Club (ELA Lions Club) explained that the ELA Lions Club is sponsoring a circus on August 1st with two shows being held at 5:00 p.m. and 7:30 p.m. Tickets are being sold by ELA Lions Club members and at City Hall. The ELA Lions Club will use profits from this event towards community projects.

- Ms. Summers asked if the EDA would consider sponsoring two banners to help promote the circus. It is estimated that the cost of each banner will be \$75.
- **Brian Hughes moved, seconded by Anthony White, to purchase two banners for the circus. The motion carried.**
- Administrator Bromeland explained that the event will take place rain or shine, and if there is severe weather, the shows will be delayed but still held the same day.

New Business

1. Recap of RCCIP Community Solution Action Plan Launch and Next Steps

- Administrator Bromeland stated the launch event was well attended, with over 20 representatives from banks, churches, and licensed providers.
- The discussion points included ways to assist childcare start-ups, statistics, goals, and a schedule for moving forward. This process will hopefully wrap up in January or February of 2026.
- Administrator Bromeland shared that it is encouraging that there are individuals and organizations in Eagle Lake are working hard behind the scenes to try and create preschool and childcare opportunities in Eagle Lake.

2. EDA Welcome Bag Magnets

- a. Administrator Bromeland share that a local vendor is designing and making magnets welcoming people to Eagle Lake. The magnets will have information about City Hall, how to contact law enforcement, save the date for the annual Tator Days celebration, and a QR code for the City's notification app to stay informed. The total cost will be under the \$500 approved.

Adjournment

- The meeting was adjourned.

Respectfully Submitted,
Kerry Rausch, Deputy Clerk



Date: July 24, 2025

To: EDA Chair Hughes and Board Members

From: Jennifer J. Bromeland, City Administrator

Re: July 24, 2025 EDA Meeting Agenda and Updates

1. Highway 14 Corridor Study – Upcoming Open House and Special City Council Meeting

A public Open House and a Special City Council meeting will be held on Tuesday, August 12, regarding the Highway 14 Corridor Study.

- **Open House:** 4:00 – 5:30 p.m.
- **Special City Council Meeting:** 6:00 p.m.

We have reached an impasse in the study, as the partner agencies (City of Eagle Lake, Blue Earth County, MnDOT, and Mankato Area Planning Organization) have not reached unanimous consensus on a preferred corridor recommendation.

EDA members are encouraged to attend the Open House and/or the Special Meeting. Prior to these events, please review the corridor alternatives and their respective pros and cons.

The **City of Eagle Lake** has expressed concerns with **Concept D**, which proposes:

- A **Right-In/Right-Out only** at the CSAH 56/Casey's intersection
- A **full closure** at CSAH 55
- An **interchange** at CSAH 17

2. Update on Clear Path Psychiatry PLLC

The loan paperwork has been finalized, and the check has been issued to Clear Path Psychiatry LLC. The business has also been added to the City's official business listing.

3. Welcome to New Business -Little Eagles Preschool

Congratulations to Beth Dostal on the opening of Little Eagles Preschool, now operating in the former Star Light Early Learning Center space. We are excited to see this essential service continue for local families.

4. 2026 Pedestrian Connectivity Project

The total project cost is estimated at \$917,978, with three grants secured totaling \$782,982. The remaining balance is \$130,996.

If no significant cost increases occur and easements are secured, construction is planned for 2026, providing important pedestrian access in the southeastern portion of Eagle Lake.

5. Welcome Bag Magnets and Banners

The welcome bag magnets have arrived and look nice. We worked with Fully Promoted, a local business, which delivered a quick turnaround. The EDA had approved up to \$500 for the project, and the final cost came in at \$338.75.

The EDA-funded banners cost \$220.00 and will be installed once utility locates are complete.

6. Promotional Video Project Update

The promotional video concept was presented to the City Council. While initial expectations were for smooth approval, there was some discussion regarding its necessity and cost.

Ultimately, the City Council approved distributing the RFP; however, staff was asked to revisit and adjust the timeline for proposal submissions. City staff will be sending out the revised RFP shortly.



MAPO
MANKATO/NORTH MANKATO
AREA PLANNING ORGANIZATION

Highway 14 Eagle Lake Corridor Study

Eagle Lake City Council Meeting

July 14, 2025

12:00 pm

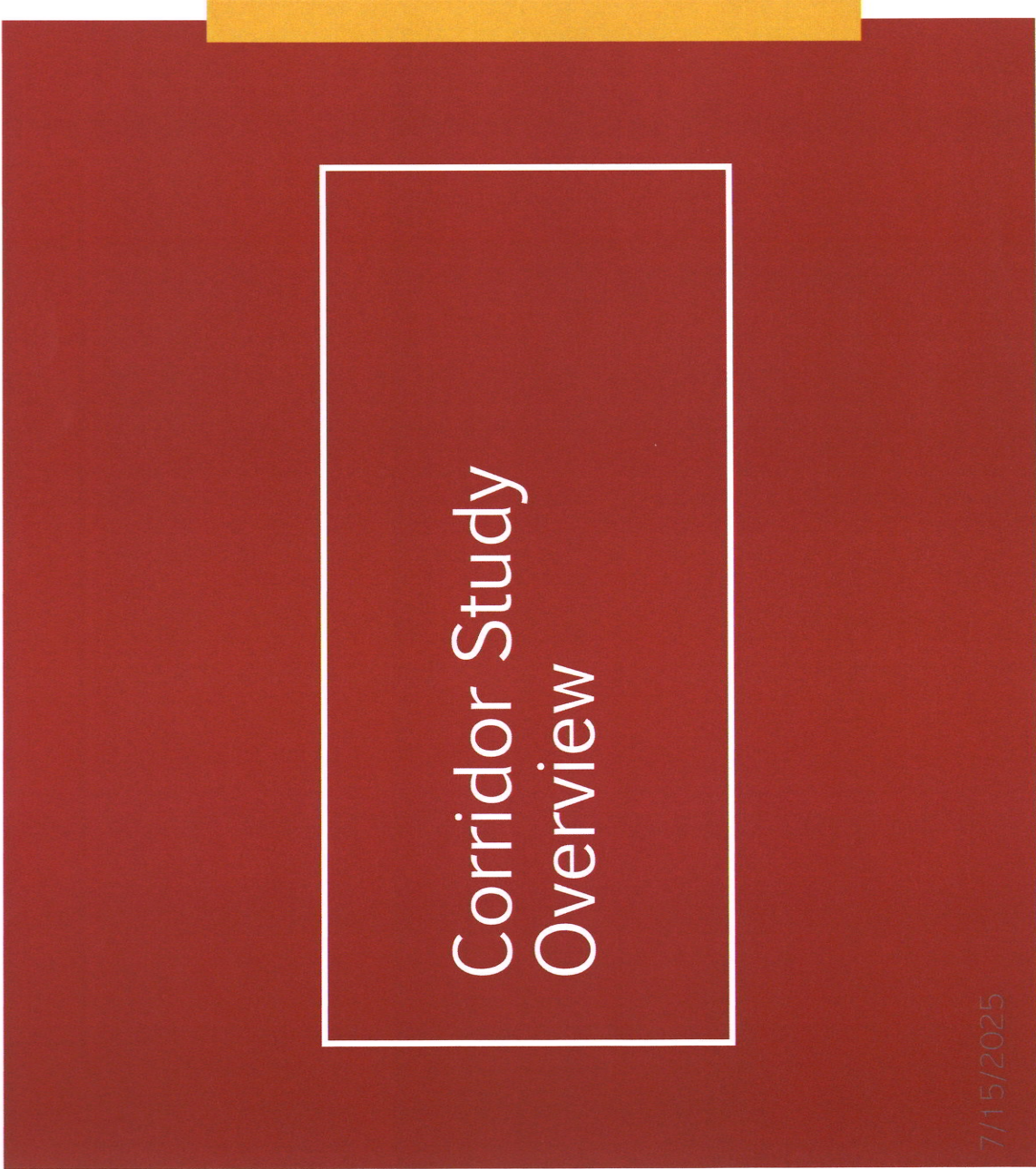


Real People. Real Solutions.



Agenda

- Corridor Study Overview
 - Purpose
 - Typical Steps in Project Development Process
 - Funding Opportunities and Challenges
- Review Recommendation Discussions
- Eagle Lake Council Input
- Next Steps and Schedule



Corridor Study Overview

7/15/2025

Study Overview

About this Study

- The Mankato/North Mankato Area Planning Organization (MAPO) is partnering with MnDOT and local communities to study and plan for the future of Hwy 14 in the Eagle Lake area.
- This study is considering opportunities for future improvements to address safety and mobility issues between County Road 12 and Hwy 60.

Study Goals

- Define a long-term transportation system vision for Hwy 14 that ensures safety, mobility, economic vitality, resiliency, and access for all modes of travel.
- Secure public and agency support for the system vision where community input and needs are meaningfully incorporated into the recommended vision and the study recommendations are adopted by applicable agencies
- Develop a detailed, feasible implementation plan outlining future improvements, sequencing and triggers, timing, cost, and agency responsibility.



Typical Steps in Project Development



- A corridor study sets a vision and can be a catalyst to identify funding and move projects into design phases and ultimately construction.
- Local agency and MnDOT alignment on recommendations is essential to next steps.
- Currently, there is no funding for Hwy 14 improvements beyond a planned pavement preservation project in the next 7-10 years.
- Once project funding is identified, it typically takes 3-5 years for the required design phases for each project.



Funding Challenges – MnDOT CHIP

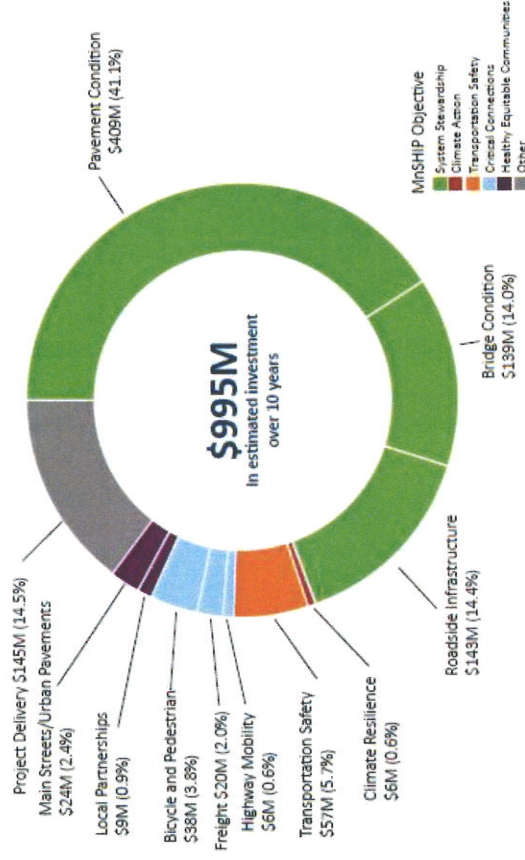


Figure 2 - 10-Year Investment by Investment Category

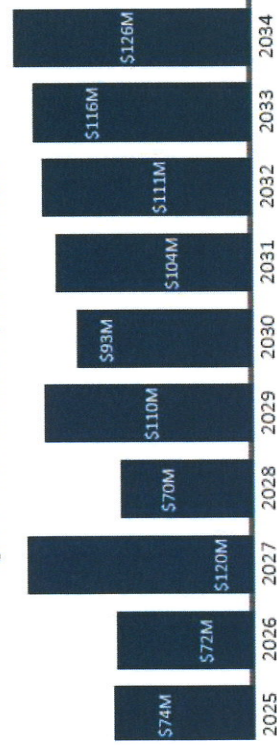


Figure 3 - Total Investment Per Year

- Majority of MnDOT funding is directed to pavement, bridges and roadside infrastructure.
- MnDOT District 7 total investment per year varies from \$70M - \$126M over next 10 yrs.
- Projects like Hwy 14 require funding from other federal and state sources.

Funding Opportunities – Other Sources

Examples of Other Funding Sources:

- Legislative Requests
- Competitive Funding Sources
 - Corridors of Commerce
 - Minnesota Highway Freight Program
 - Transportation Economic Development Infrastructure Program
- Discretionary Grants

Competitive Funding Sources Require:

- Agency partner alignment
- High benefit-cost ratio
- High crash reduction
- Consistency with Statewide Multimodal Transportation Plan

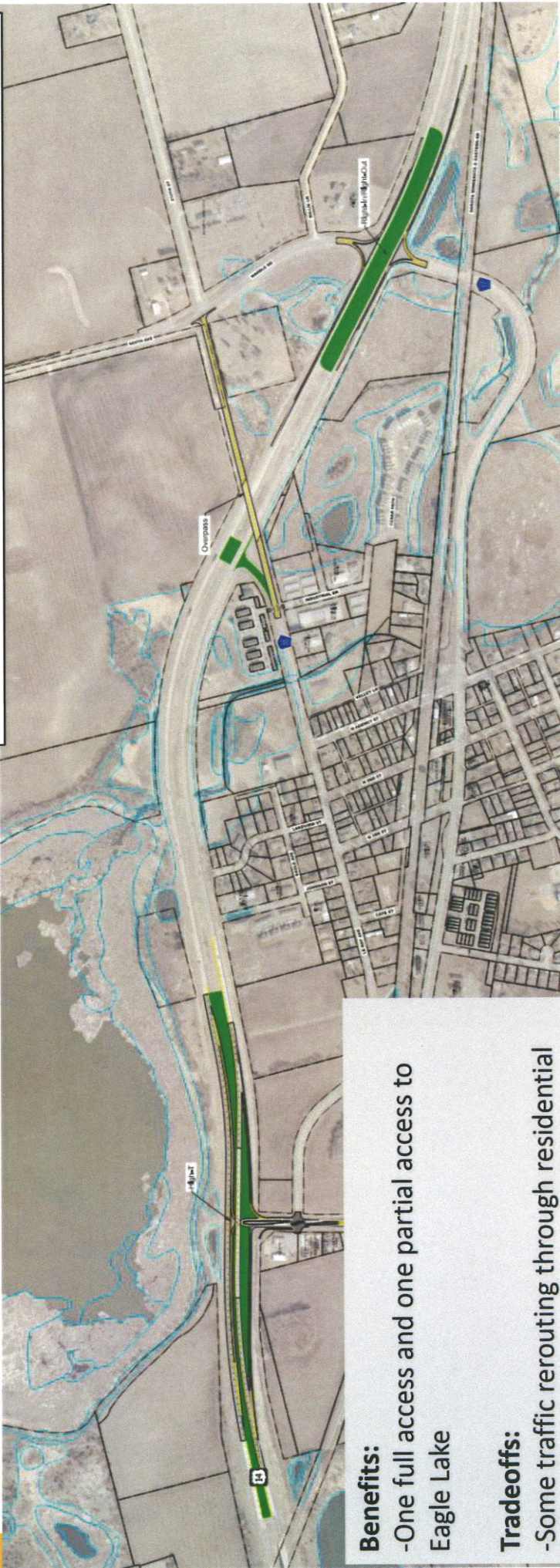
Review Recommendation Discussions

7/15/2025

PMT Recommendation: Dismiss

Concept B

Safety	Moderate Crash Reduction
Traffic Flow	Minimal Delay/Backups
Traffic Impacts	Some Traffic Rerouting Required, Increased Volume along Le Ray Ave (CSAH 55)
Accessibility	One Full Access & One Partial Access to Eagle Lake, Parkway Ave (CSAH 17)/ Le Ray Ave (CSAH 55) Overpass
Fiscal Considerations	High Cost (\$56-\$67M)
Property Impacts	2 Partially Impacted Properties



Benefits:

-One full access and one partial access to Eagle Lake

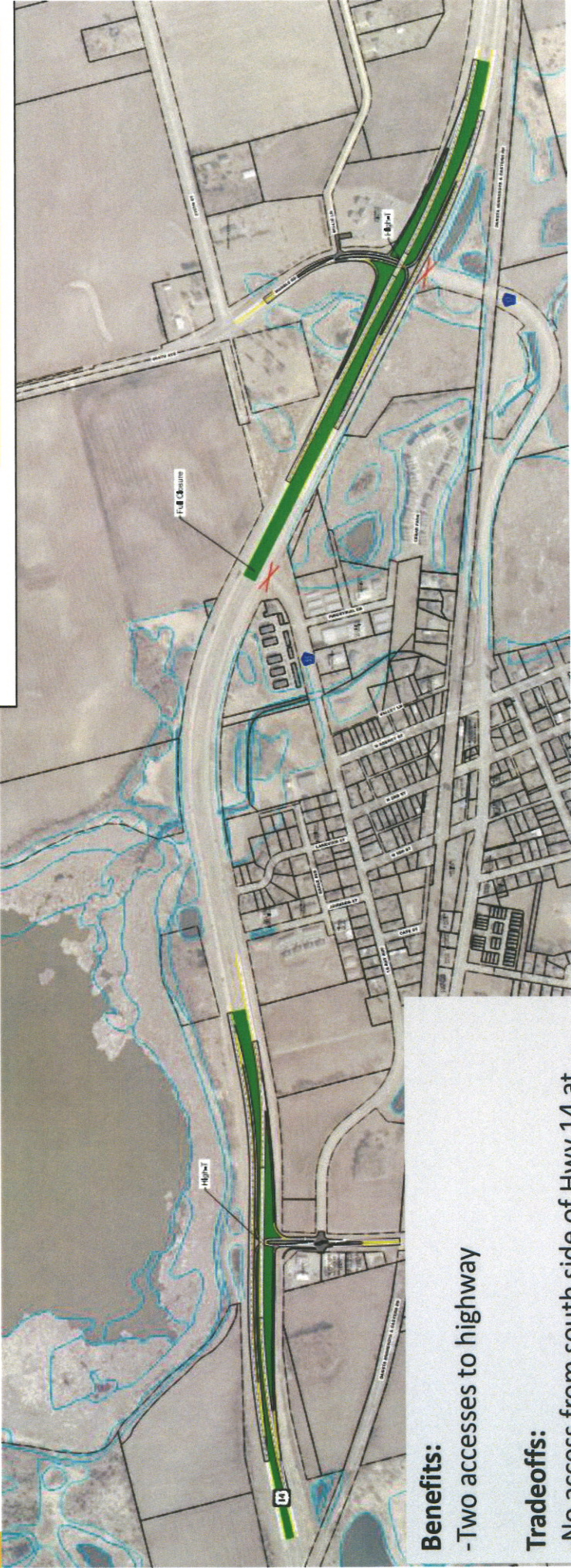
Tradeoffs:

-Some traffic rerouting through residential area; Limited access on CSAH 17/27

PMT Recommendation: Dismiss

Concept C

Safety	Moderate Crash Reduction
Traffic Flow	Minimal Delay/Backups
Traffic Impacts	Some Traffic Rerouting Required, Increased Volume along 598th Ave (CSAH 56)
Accessibility	Two Full Accesses to Eagle Lake
Fiscal Considerations	High Cost (\$57-\$65M)
Property Impacts	3 Partially Impacted Properties



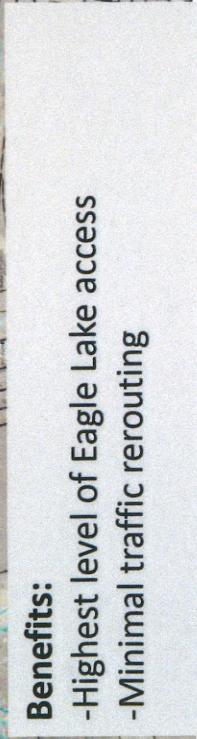
Benefits:

- Two accesses to highway

Tradeoffs:

- No access from south side of Hwy 14 at CSAH 55 and CSAH 17/27

Concept A



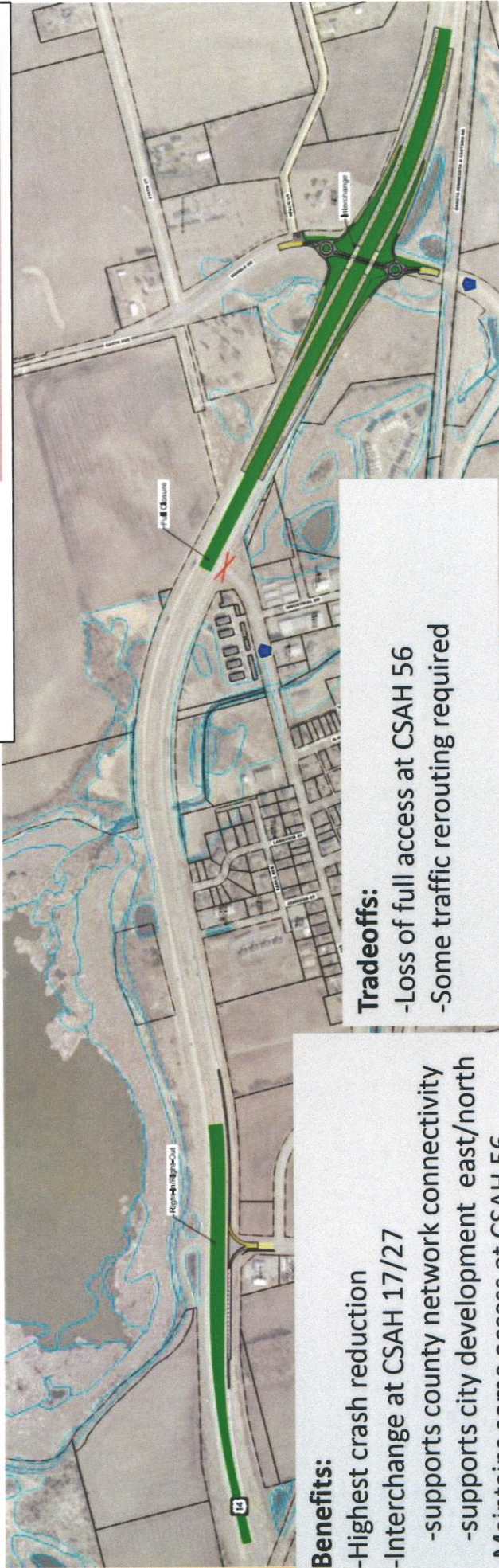
- Highest level of Eagle Lake access
- Minimal traffic rerouting

- Most new infrastructure
- Moderate crash reduction
- Lowest Benefit Cost
- Least competitive for other funding sources
- Highest cost

June 2025 – Agency & PMT Discussion

Concept D

Safety	High Crash Reduction
Traffic Flow	Minimal Delay/Backups
Traffic Impacts	Some Traffic Rerouting Required, Increased Volume along Parkway Ave (CSAH 17)
Accessibility	One Full Access & One Partial Access to Eagle Lake
Fiscal Considerations	Moderate Cost (\$36-45M)
Property Impacts	4 Partially Impacted Properties



June 4th Agency Meeting



- Staff and elected official representation from:
 - City of Eagle Lake, Blue Earth County, MnDOT District 7, and MAPO
- Discussion Summary
 - CSAH 17/27 interchange is important to Eagle Lake for east side development and access north of Highway 14
 - CSAH 17/27 interchange is important to Blue Earth County for county road network connectivity
 - Previous investments in CSAH 17 and CSAH 12 roadway network provide safe and reliable access to the west and to Highway 14 - 1.5 miles from CSAH 56

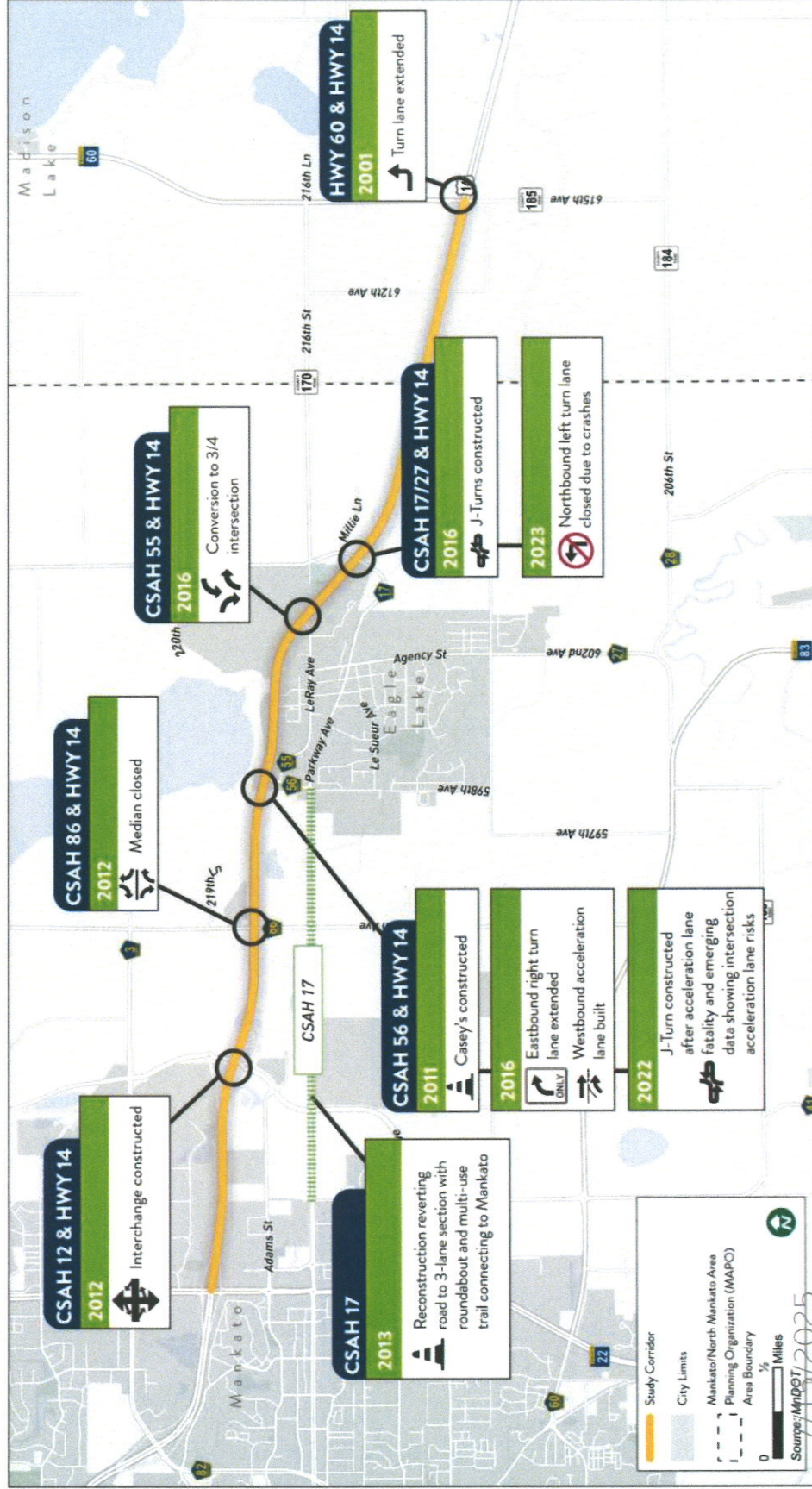
June 4th Agency Meeting (continued)



- Concept A unlikely to score well for competitive funds compared to Concept D.
- Blue Earth County would be unlikely to support Concept A due to required investment levels, given recent investments in surrounding county road network.
- Although Eagle Lake would also prefer a High-T at CSAH 56, Concept D is better than a do nothing alternative. Concept D would require future planning on east side of Eagle Lake. City would want to be proactive with a future land use and transportation network plan.
- If Concept D is recommended, it should include a recommendation to solicit MAPO planning dollars to study additional traffic control and pedestrian/bicycle crossing safety needs on local roadways such as CSAH 17/Parkway Ave, 598th, and CSAH 27/Agency Street due to the shift in traffic patterns that would come with Concept D.

Highway 14

Timeline of Corridor Improvements

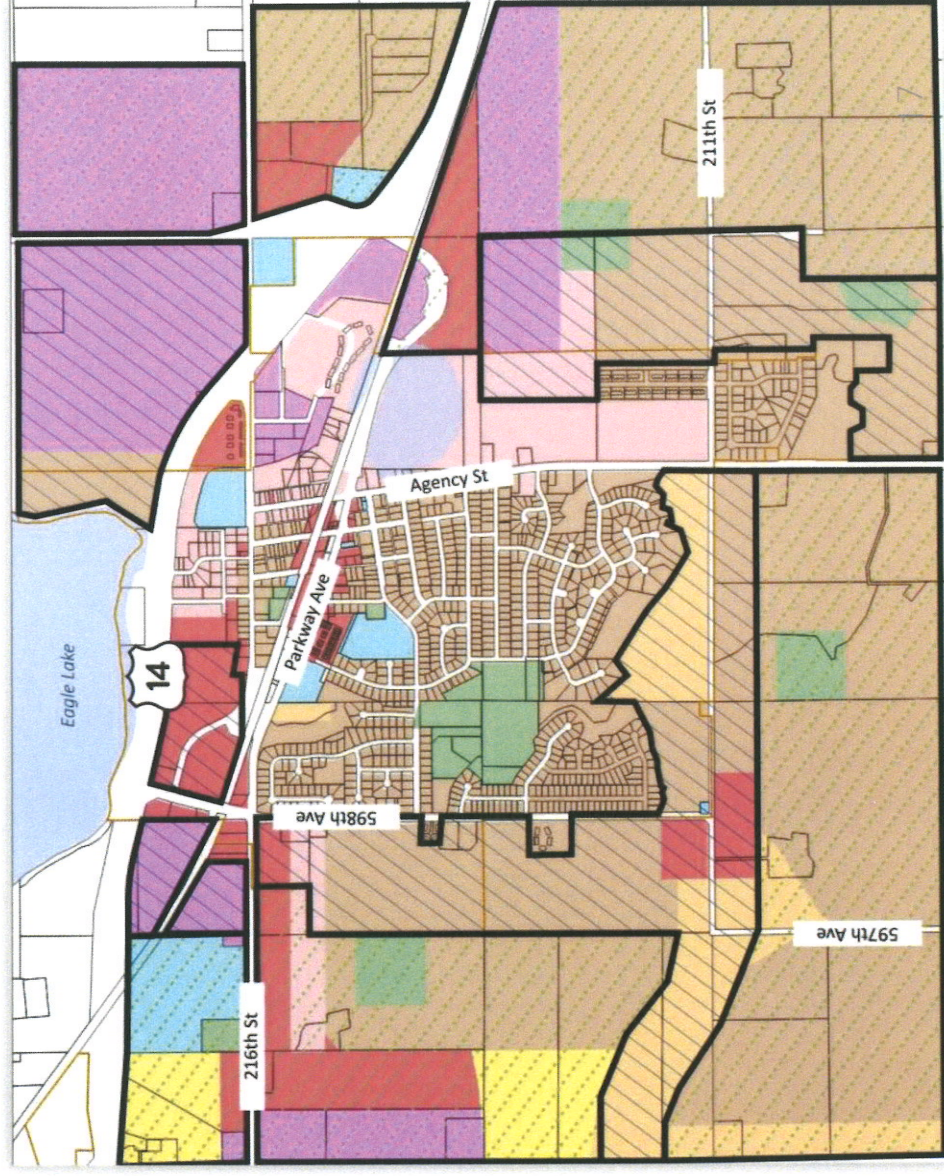


Recommendation for Additional Studies



7/15/2025

Future Land Use Plan



- Low density residential
- Medium density residential
- Limited high density residential
- High density residential
- Commercial
- Light industrial
- Heavy industrial
- Park
- Public/Semi public
- City Limits
- Potential future growth areas thru 2040
- Potential future growth area beyond 2040

Implementation Scenarios

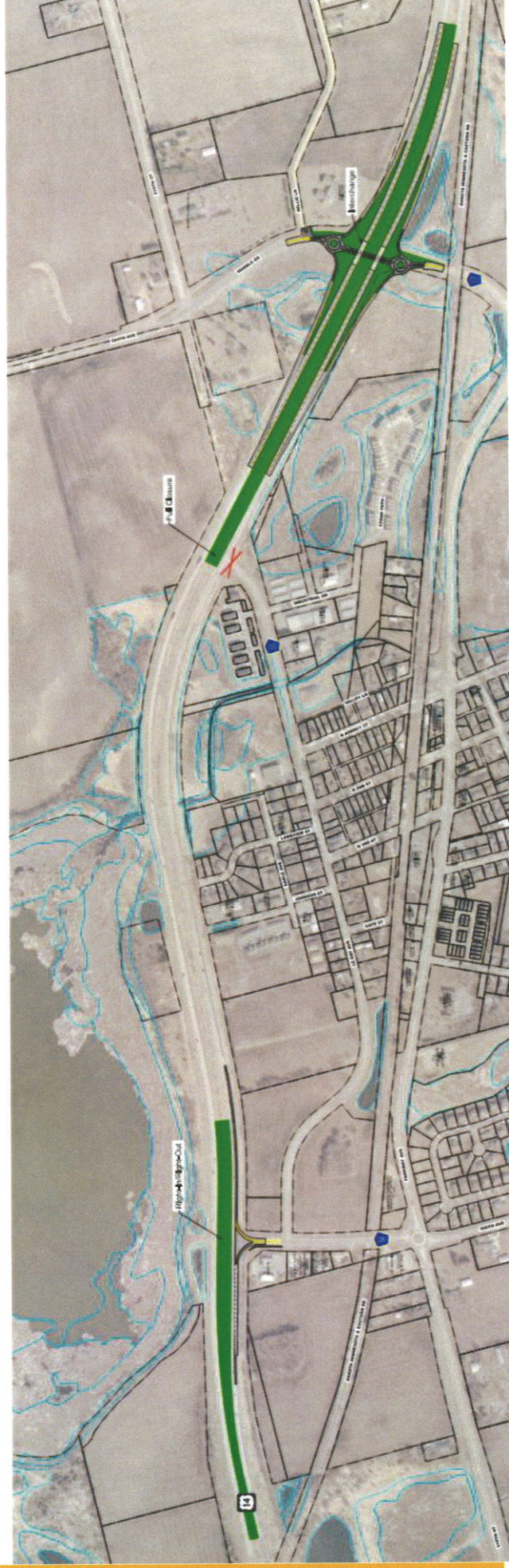
- If no consensus on recommendation
 - MnDOT will continue to monitor the corridor
 - Access will be modified or closed as safety and/or operational needs dictate
 - Future development could preclude an interchange within/near Eagle Lake
 - MnDOT is planning to address pavement needs in the next 7-10 years
 - Hwy 60 interchange will be driven by future traffic volumes, safety issues, and local road connections
- If there is consensus on the recommendation
 - Projects would be grouped in corridor
 - The order and timing would depend on funding
 - CSAH 17/27 Interchange would be paired with CSAH 56 Right-In/Right-Out
 - Hwy 60 Interchange would be an independent project

Eagle Lake City Council Input

7/15/2025

Proposed Recommendation

Concept D



Next Steps

- Final Open House – TBD August
- Recommendations and Study Report - August