

**ECONOMIC DEVELOPMENT AUTHORITY  
THURSDAY, MARCH 25, 2021**

Meeting was call to order at 6:52 a.m. by Chair Brian Hughes.

**Members Present:** Christine Black-Hughes, Anthony White, Brooke Wach, John Whittington, Jim Beal, and Brian Hughes. **Members Absent:** Dennis Terrell **Staff Present:** Jennifer Bromeland and Kerry Rausch

### **Approval of Agenda**

### **Treasurer's Report**

- Administrator Bromeland presented the treasurer's report and explained that she is researching if the city will need to pay Blue Earth County for 50% of the sale proceeds of the parcel which Allied Overhead Doors purchased.
- John Whittington moved, seconded by Brooke Wach, to approve the treasurer's report as presented. Motion carried unanimously.

### **New Business**

1. Offer Received for City-Owned Parcel
  - The meeting was closed as permitted by [section 13D.05, subdivision 3 \(c\)](#), to consider an offer received related to the City's parcels of land (R121018132011 and R121018132010) that are listed for sale along Parkway Avenue.
2. Review of Comment Sent to OMB Opposing Changes to the 2010 Standards for Delineating Metropolitan and Micropolitan Statistical Areas
  - Jim Beal and Administrator Bromeland attended a REDA meeting, discussing the proposed changes to delineate metropolitan and micropolitan statistical areas which would eliminate Mankato. This would negatively impact the region through more competition for funding. Businesses coming to region look at MSA's.
  - The Mayor and Administrator Bromeland sent a letter voicing the city's concern of cutting Mankato from the statistical area.
  - Federal elected officials understand this is not good for our region.
3. Multi- Single- Family Housing Development
  - Administrator Bromeland had an initial meeting with developers who are interested in developing multi- and single-family housing.
4. Miscellaneous City Updates
  - MetroNet will be installing fiber, voice, and video services in Eagle Lake. They will pay 100% of development costs. Communications with residents will be provided once details are established.
  - Bella House of Doodles will be building next to BorgsHomes Realty.
  - There has been interest in Gary Johnson's parcel.
  - CSAH 27/Agency Street reconstruction project take place this summer. Blue Earth County is leading this project and will pay approximately half of the cost.
  - New park equipment will be installed in the new Eagle Height's park and Lake Eagle Park. It is not anticipated that a new pavilion will be built this year.

- Music on Parkway for 2021 is being planned. The committee is working with the American Legion and Eagle's Nest with plans to hold the event on North 2<sup>nd</sup> Street. The Governor's executive orders will need to be followed. Tator Days is being planned as well as Rec on Go! and an outdoor moving night. Anthony White was thanked for his work on the ice rink.
- Jim Beal mentioned the City Council's consideration of connecting to Mankato's water system. He asked that City Council consider future needs as the city continues to grow. He also stated that the MCPA is looking at river cities, such as Mankato, and may require them to make upgrades to their water systems. Administrator Bromeland stated she has made initial contact with Mankato's City Manager and Water Superintendent.
- Residents may be impacted by MNDot's Highway 60 construction project this summer as Highway 60 will be closed.
- Changes to Casey's intersection will be made by MNDot in 2022 in which an R-cut will be constructed.
- Staff is working on storm water ponds maintenance with a consultant to improve quality-of-life issue for residents by reducing algae.

Meeting adjournment at 7:47 a.m.

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

**Call to Order:** Chair Hughes called the meeting to order at 6:48 a.m.

**Members Present:** Brian Hughes, Anthony White, Brooke Wach, Jim Beal, John Whittington, Administrator Jennifer Bromeland and Deputy Clerk Kerry Rausch

**Agenda:** The agenda was approved as presented.

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

**New Business**

1. Offer Received for City-Owned Parcel

- The meeting was closed as permitted by [section 13D.05, subdivision 3 \(c\)](#), to consider an offer received related to the City's parcels of land (R121018132011 and R121018132010) that are listed for sale along Parkway Avenue.

2. Review Available Lot Inventory for New Housing Construction and Commercial and Industrial Development, and Discuss Current and Future Needs for Continued Growth

- Administrator Bromeland distributed copies of the City's zoning map and land use plan and suggested the EDA review the inventory of lots available for development and future growth.
- The EDA requested a map showing landowner names of land available for development.

3. Miscellaneous City Updates

- A determination should be received by April 28<sup>th</sup> as to whether the Motorsports Park will need to complete an EIS.
- The EDA asked if KJ Walk has shared plans for new home construction. Administrator Bromeland stated that KJ Walk will be working on the stormwater pond in the subdivision to accommodate additional development but has not received notification of plans for 2021 new home construction.
- The EDA asked about the status of the Uncle Albert's building. City staff reported that discussion took place at the recent Planning Commission about the owner's desire to convert the building into residential apartments. The EDA expressed an interest in seeing the property remain commercial due to there being limited lots available for commercial development along Parkway Avenue.

**Adjournment:** The meeting was adjourned at 7:32 a.m.

ECONOMIC DEVELOPMENT AUTHORITY  
THURSDAY, MAY 27, 2021 AT 6:45 A.M.

**Call to Order:** Brian Hughes at 6:51 a.m.

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

**Staff Present:** Jennifer Bromeland and Kerry Rausch

**Approval of Agenda:** John Whittington moved to approve the agenda. The motion carried.

**Treasurer's Report:** The treasurer's report was approved as presented. Administrator Bromeland explained that the funds in the Small City Development Program account can be used for a fire hall, community center, city hall, and other loans. All current loans are being paid.

**New Business:**

1. EDA Vacancy with John Whittington Appointed to City Council
  - Staff will post the EDA vacancy created by John Whittington's appointment to City Council
2. Counter Offer Received for City-Owned Parcel
  - The meeting was closed as permitted by [section 13D.05, subdivision 3 \(c\)](#), to consider an offer related to the City's parcels of land (R121018132011 and R121018132010) that are listed for sale along Parkway Avenue.
3. Continue Reviewing Available Lot Inventory for New Housing Construction and Commercial and Industrial Development, and Discuss Current and Future Needs for Continued Growth
  - Administrator Bromeland reported that the lot inventory available for new residential construction is limited. There are currently 71 lots available for residential housing, most of which are owned by KJ Walk in the Eagle Ridge subdivision. KJ Walk has installed curb and will be installing the first layer of pavement. They are currently working with the City's engineer on development of the storm water pond.
  - Staff will have to contact landowners of land around Eagle Lake to learn about future plans for development.
  - There have been inquiries as to if Eagle Lake might consider developing a small industrial park. Administrator Bromeland reported that the City does not own any land for development for this purpose and that land would need to be acquired and utilities extended.
  - The Planning Commission recently inquired about updating the City's comprehensive plan. It was noted that MN Valley Council of Governments may be able assist the City in updating the plan as part of the membership fee that is paid annually and at no additional cost.

- An update regarding the motorsports park was provided. The court ruling did not say an EIS is not required but the case was remanded back to the City for further environmental review related to climate change and wildlife concerns. Bolton and Menk will work on these items and then submit for approval.
- A variance request relating to Uncle Alberts will go to City Council in June. The Planning Commission is recommending approval of the variance to allow four living units.

#### 4. Miscellaneous City Updates

- Designs for a new pavilion are being discussed by the Park Board and funding is still needed.
- Allied Overhead Door purchased the City owned lot but has not pulled a permit yet. It was noted that per the terms of the purchase agreement, the buyer has a timeframe to construct a building.
- Movie Nights in June and Sept will be held at the school. Community Ed's Rec on the Go will be held this summer. T-ball has started with almost 70 kids registered. Music on Parkway started this past week with three more scheduled for this summer.
- Agency St project has started, and special assessments will be approved at the June City Council Meeting.
- Little Sprouts has not fully drawn on their forgivable childcare loan and they are working with RCEF.

**Adjournment:** Brooke Wach moved, seconded by John Whittington, to adjourn the meeting. Motion carried.

EDA SPECIAL CLOSED EDA MEETING  
July 9, 2021

**Members Present:** Anthony White, Brooke Wach, Jim Beal, and John Whittington via phone.

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

**Call to Order**

Chairperson Brian Hughes called the meeting to order at 6:55 a.m.

**Approval of Agenda**

**New Business**

1. Counter Offer Received for City-Owned Parcel
  - a. The meeting will be closed as permitted by [section 13D.05, subdivision 3 \(c\)](#), to consider an offer related to the City's parcels of land (R121018132011 and R121018132010) that are listed for sale along Parkway Avenue.

**Adjournment**

The meeting was adjourned at 7:28 a.m.

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.

ECONOMIC DEVELOPMENT AUTHORITY  
THURSDAY, JULY 29, 2021 AT 6:45 A.M.  
SPECIAL EDA MEETING

**Call to Order:** The meeting was called to order at 6:45 a.m. by Chairperson Hughes

**Members Present:** Brian Hughes, Brooke Wach, and John Whittington

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

### **New Business**

1. Updated Counter Offer Received for City-Owned Parcel

- No closed session was held. City Administrator Bromeland stated she received an email from the interested party after the close of business on Wednesday stating that additional time is needed to fine tune the design before presenting to the EDA. The interested party plans to attend the upcoming August 26<sup>th</sup> EDA meeting with a final design for review and approval. It was noted that the orientation will change with the office located on the front of the building and the warehouse behind, keeping the parking lot towards the east.

2. Current and Future Industrial Growth Needs

- City Administrator Bromeland shared that she has been contacted by two existing businesses that are running out of space at their current locations with no ability to expand at their current sites. It was noted that both businesses expressed that they want to remain in Eagle Lake but need a new location to accommodate their growth. At this time, the only city owned land available are the lots at 301 and 305 Parkway Avenue with an offer pending. Discussion took place regarding the need to update the EDA strategic plan and explore whether there is an interest in acquiring land for a development park for commercial and industrial businesses. The use of tax abatement or TIF was discussed as a measure that could be used to help fill any gaps subject to City Council approval as well as possible grant opportunities to help cover costs associated with infrastructure. City Administrator Bromeland updated the EDA that she has reached out to several resources to try and assist.
- Discussion ensued regarding the resources and any other measures that could be pursued to retain existing businesses and well as encourage continued growth. EDA Member Whittington suggested that the EDA consider establishing key account meetings with businesses to check in and learn more about how things are operating and future growth plans as well as review any resources that might be available through the EDA and city or county. Chairperson Hughes suggested that the EDA consider an incubator for businesses. EDA Member Wach emphasized the need to review areas in and around Eagle Lake and related proposed land use when conducting strategic planning. City Administrator Bromeland wrapped up discussion by stating that the EDA will continue to try and exhaust all options available to retain existing businesses and that it is hoped that the City will be awarded a grant through SMIF to complete strategic planning.

**Adjournment:** The meeting adjourned at 7:45 a.m.

**ECONOMIC DEVELOPMENT AUTHORITY  
THURSDAY, AUGUST 26, 2021**

**Call to Order:** The meeting was called to order at 6:46 a.m. by Chairperson Brian Hughes.

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

**Staff Present:** Jennifer Bromeland and Kerry Rausch

**Approval of Agency:** The agenda was approved as presented.

**Treasurer's Report:** The treasurer's report was presented. The proposed 2022 budget ask will be for another \$51,000 for 2022.

**New Business**

1. Revised Counter Offer Received for City-Owned Parcel

- The meeting remained open to the public.
- Administrator Bromeland explained that a revised offer has been received by Mike Bales of Freedom Security for the city owned parcels that are advertised for sale and identified as R12.10.18.132.011 and R12.10.18.132.010 along Parkway Avenue. The revised offer does not change the sale price of \$50,000, but rather changes the proposed design of the building.
- A purchase agreement will be drafted with terms consistent with recent purchase agreements drafted for land sold by the EDA and City and expectations for the buyer and use of land.
- EDA Member Christine Black-Hughes moved, seconded by John Whittington, to recommend City Council's approval of the sale of parcels R12.10.18.132.011 and R12.10.18.132.010 to Mike Bales with a sale price of \$50,000.
- Administrator Bromeland will contact Blue Earth County asking for more details relating to the Parkway Avenue turnback project and demonstration of an agreement made relating to the City's sale of parcels in this area.

2. One Million Cups - Mankato "On the Road" Event in Eagle Lake on November 17<sup>th</sup>

- Administrator Bromeland stated she has reached out to several newer businesses in Eagle Lake with Dasch Salon and Hometown Fitness both indicating an interest in attending this event that will run from 8:30 a.m. to 9:30 a.m. on November 17<sup>th</sup>. The owners of these business will share their story about how their business came to be, what their business is about, the challenges they have overcome and challenges that they are faced with.

3. Miscellaneous Updates

- Brian Hughes, John Whittington and Administrator Bromeland met with Little Sprouts Day Care recently.
- Administrator Bromeland shared that she met with a land owner recently to discuss asking price for commercial lots within City limits as prospective development inquiries continue to come in from site selectors and developers looking for land available for development with infrastructure available. It was discussed that there is

a need for land for commercial and industrial development and housing and that Eagle Lake is limited on land available within City limits for these purposes at the present time. The need to strategically plan for continued growth was also discussed. Administrator Bromeland reported that she is still waiting to hear back on a grant application that was submitted for strategic planning.

**Adjournment:** Meeting adjourned at 7:32 a.m.

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.