

January 25, 2024
EDA Board Meeting Regular Minutes
5:30 pm
Location: Eyota Fire Hall

1. Call to Order/Roll Call:

Members: x ___ Dale Heintz x ___ Tamara DeMuth
 x ___ Terry Potter x ___ CC Rep. - John Pittenger
 x ___ Jason Banitt x ___ CC Rep. – Tony Nelson
 x ___ Brian Halvorson x ___ Cathy Enerson, Staff

Guests: Exhibit A Ann Novotne, Ryan Schneider, Commissioner Mueller, David Dunn, and Allison Sosa

2. Welcome Guests – public comment – 5 minutes- None.

3. Approve the Agenda: Board Action

Motion by Terry Potter to approve as written, motion seconded By Brian Halvorson, motion carried 7/0.

4. Approval of the Consent Agenda: Board Action

- EDA Minutes:
- Financial Report: pending.
- Dale Heintz approved by Council to extend his term on the EDA board.

Motion to approve as presented by Tony Nelson, and motion seconded by Tamara DeMuth, motion carried 7/0.

5. City Business & Member Updates:

- **Council** – no information presented.
- **Planning and Zoning** – CMS building permit inspection services changes presented to Council, the Clerk will research new and less expensive services/options.

6. Revolving Loan Requests:

- **Bennett – Closed, Filing Complete/Returned - Potential Invoices for Review:** None
Cathy informed the board, Bennett’s have not requested any of the loan funds from loan number two yet, repayments of their loan number two are to begin January 1st. Tthe owner were hoping to defer repayments until they begin asking for expense reimbursements from the loan. *Motion by Brian Halvorson and seconded by Terry Potter to defer repayments of Bennet loan number two until 60 days after the first draw for funds, motion carried 7/0.*
- **Auto Deposits to Foresight:** Completed other than Due North Coffee
- **Potential New Loan Requests:** None

7. Façade Improvement Grant Applications

- **Brian Munroe** status report – Paid in Full

8. Old Business

- **Planning and Zoning Comp Planning Status:** The special planning meeting in January went well. There were many options presented, Cathy indicated it was good to have many sets of eyes of the

changes. Changes are in hopes of encouraging housing and business growth. Cathy notes some suggestions such as fifteen feet setbacks were immediately noticed by her as the change could become an issue for parking a car in a driveway that is only 15 feet long. SHE plans to take the engineer firm and community suggestions back and form new ordinances for further review.

Cathy explained the entire comp plan is not being updated all at once, rather she learned an ordinance update is the section that will be updated this round. This provides opportunity to take deeper looks an item such as goal setting, or annexation in future years. There are no dates set or approved to further update the comp plan other than to update ordinances.

10. **New Business**

- **County HRA Meet/Greet** – Assistance for Projects: Commissioner Mueller, Planning Director David Dunn, and Allison Sosa were in attendance for the purpose of county outreach. Olmsted County and the city of Rochester have sperate planning services, city's like Eyota can benefit from working with the County. For instance, the city and the County will work on becoming more "Shovel Ready" at the privately owned, Eyota industrial park. The County Planning members at the meeting offered to review any newly updated ordinances before they are adopted. The County will take a new approach on using the GAIN \$5 million dollars to assist with housing development – contact the county if the city is going to do demo, condemnation, apartment rehabs etc. For today's meeting, Cathy prepared and shared a map of areas that can be developed for housing, including infill and sprawling areas within the city. The County is open to assisting with the redevelopment of land near the Legion. The bottom line is the County is offering their assistance. Cathy indicated she attended the Housing Conveying laying out the new state housing programs in Winona on the 24th. Cathy provided the board with information on the State Housing Tax credit program, in which individuals can direct their tax consequences for State and Federal monies to their local communities rather than paying in the State and Federal tax consequences. There is \$9M appropriated annually for the program, and last year in a few months \$6M was used. Minimum local investment per person in \$1,000.
- **Website Edits – Business List**- In progress
- **Private Industrial Land – updates:** Various agencies met online to discuss how to further enhance the 77 acres for sale for industrial use. Olmsted County, People's Energy Coop, Rochester Area Economic Development, the State agency for the Shovel Ready Program, and the SE MN State Representative, and CEDA are working together each taking roles and responsibilities to work with the owners to become a "Shovel Ready" site. It is not known if all the steps will be necessary, but the group has a state check list, and well as Cathy broke down roles via a project work sheet, the work sheet was presented to the board.
- **Highway Beautification grant for housing phase 3** – new request, no action taken at this meeting.
- **Cathy shared the multijurisdictional grant** she assisted Jeff peck with to obtain fire protection equipment that would be universal for the surrounding township to improve safety.
- **Cathy shared with Tammy and Marce a free opportunity to learn more about cottage food licenses.**
- **Cathy will attend the SEMLC meeting on January 30th.**

Next Meeting: February 29th

Motion by Brian Halvorson to move the meeting to the 29th of February, motion seconded by Jason Bannit, motion carried 7/0.

Adjourn: Time 6:35pm

Motion to adjourn without further discussion by Brian Halvorson, and motion seconded by Jason Bannit, motion carried 7/0.

Respectfully Submitted,

Cathy Enerson 2-29-24
Cathy Enerson Date
EDA Director

Dale Heintz _____
Dale Heintz Date
EDA Chair