

Economic Development Authority Minutes
Notice of early start time
Thursday, May 24, 2018
5:00 p.m. Little Eagles Child Care Center, Eyota
5:30 p.m. Arbor Gardens, community room, Eyota

1. Call to Order/Roll Call : Members Present:

Dale Heintz ___ Tyrel Clark ___ Darcy Higgins ___ Bryan Cornell ___ Cathy Enerson, Director
Absent: ___ Connie Meiners ___ Tom Aleshire ___ Craig Horan ___ Don Rademacher, Arbor
Gardens Director, ___ Shelly Schossow, staff

2. Ribbon Cutting at Little Eagles Child Care Center: The event and meeting began at 5:00 p.m., Dale called the meeting to order, and the members present toured the new building, visited with the community, and took part in a ribbon cutting.

3. EDA adjourn and reconvene at Arbor Gardens

Motion: Tyrel Clark, motion seconded Bryan Cornell, motion carried 4/0.

4. Approve the Agenda: Request by Tyrel Clark to add the Dannika Anderson's presentation to the agenda, the need for a restaurant presentation.

Motion by Tyrel Clark to approve the agenda with the addition of the presentation, and motion seconded by Bryan Cornell, motion carried 4/0.

4. a Presentation: Danika Anderson, Dover Eyota student and area resident, along with her parents, Nikki, Ryan and brother Brooks and Jennifer Mitchell of Edina Realty presented a power point explain their interpretation on why and what Eyota needs for a family restaurant. This included a place to go to after games, ice cream, quick food, some of the suggestions were DQ, Subway, Culvers, A&W, all franchises, Dannika would like to see people stay local to eat out after work or school activities. Jennifer Mitchell offered to use her contacts to attract a merchant. Local Economic Development tools were shared by Mitchell and with Mitchell. Enerson was instructed to provide Jennifer with the Retail Gap analysis, Eyota's market area profile.

5. Consent Agenda

Approve the Arbor Gardens Report: Arbor Gardens HR policy questions - Tealwood

The report was sent by email to the EDA board and presented by Jason Swanson, staff member for Tealwood. There are a few openings, ratios and accounts receivable were in good standing. The board discussed the liability of the PTO buildup of 80 - 120 hours, and 9 weeks of extended sick leave as liabilities that are not budgeted for and can cause difficult financial issues month by month, a 5 year average of time built up and time used was suggested as a way to budget in the future for this uncertain expense. Especially when the vacancy leads to filling the position by paying current staff more pay, that should also be factored in.

Also discussed after the report: To date nothing has moved forward with an approval to replace the cabinet/top at Arbor Gardens. The current bid that was presented in April has not been approved. The board is unsure if the cabinet specs meet health code inspector's current criteria? They want to know if high pressure laminate must be used for the base, they want to know if granite passes today's health codes. Many times we see stainless steel, granite provides more of a homey feel but will it pass? The board is wondering if the bid for a base and top come direct from Higgins or the local lumber yard etc.? Enerson was instructed to pass the information onto Don.

The board review the following for approval:

Arbor Gardens Financials
EDA minutes of the regular meeting April 2018
EDA Financials

Motion by Darcy Higgins, and motion seconded by Tyrel Clark to accept the consent agenda, and motion carried 4/0.

6. Old Business

- **Façade improvement request update:** the landscaping is being worked on there are no paid invoices for review, the sign permit has not been taken out.
- **Sign Plan update** – On Hold, note the packet included an increased in cost of 30%.
- **Regional Development Tour** – Aug 2nd – staff is still working on the materials.
- **Community Video – Script** for final comments was presented to the board, the Mayor will move forward.
- **Council Update** - Building fees, potential 2018 Build and Save Program: The board reviewed the area fees, and the spread sheet that showed the what fees were not collected since the program began, and what new tax base was created, the information will be reviewed by the City Council, the goal is not to be the community with the highest fees.
- **EDA – Regional invite:** Recent and past activity, future plans - invite J2G and WISE plan – September 27th, edit and further direction for the agenda: This information was not discussed by the board. Enerson presented an update to the Seven Rivers Board regarding activity in the communities she works in, the Board was impressed and asked questions about the Child Care Center, calling it an impressive public/private partnership.

7. New Business: No new business was brought forward

8. EDA Director and Board Members updates

- Pavilion and Wet land update: no update to report at this time
- Chester Woods trails update – the Mayor reported that the bill is at the Governor’s desk for \$2.5 million
- SBDG grant application – results pending, looks promising

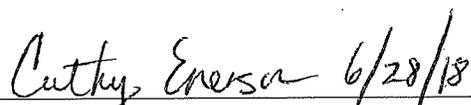
9. Other Business: Report above on the need for a restaurant presentation, the EDA did indicate that like with the child care center, the EDA can assist if a need if presented, but not to the detriment that the need would drive out a competitor.

- **Dahl** – report that the owner appears to be putting off a decision, the Council will ask for a reply within two weeks.

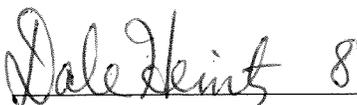
10. Next meeting: June 28, 2018

Adjourn: Motion by Tyrel Clark and motion seconded by Bryan Cornell to adjourn, with no further discussion the meeting adjourned.

Respectfully submitted,



Cathy Enerson date



Dale Heintz date