

**Economic Development Authority Meeting Minutes**  
**Thursday**  
**June 28, 2018**  
**5:30 p.m. Arbor Gardens Community Room**

**Chairman Dale Horan called the meeting to Order/Roll Call - 5:33 p.m.**

Members:	<u>X</u> Dale Heintz	A__ Connie Meiners	
	<u>X</u> Craig Horan	<u>A</u> Tyrel Clark	
	<u>X</u> Darcy Higgins	<u>X</u> Bryan Cornell	
	<u>X</u> Tom Aleshire		
Staff:	<u>X</u> Cathy Enerson	<u>A</u> Don Rademacher	<u>X</u>
	Shelly Schossow		
Visitors:	<u>X</u> Tucker Speltz	<u>X</u> Mark Westphal	

**Agenda**

*Cornell motioned to approve the agenda as written Higgins seconded motion passed 5/0*

**Consent Agenda**

Approve the Arbor Gardens Report  
Approve the Arbor Gardens Financials  
Arbor Gardens HR questions - Tealwood  
Approve the EDA minutes of the regular meeting May 2018  
Approve EDA Financials

*Heintz requested to separate the Arbor Gardens Report from the consent agenda due to the additional discussion and motion being requested for cabinets and countertops.*

*Higgins motioned to approve consent agenda not including the Arbor Gardens report.*

*Horan seconded*

*Motion passed 5/0*

Board members discussed the Arbor Gardens report detail pertaining to the request for new cabinets and counter tops. Higgins shared his knowledge regarding the products requested.

*Aleshire motioned to allow up to \$15,000 for new cabinets and countertops, Cornell seconded, Higgins abstained motion passed 4/0.*

The report included the need for a hair dresser and a Director of Health Services/RN. Tealwood sent a 5 year history of PTO and ESL employee time off and the historical record of expenses, the board would like this data used when incorporating and amount into future budgets to account for the expense of ESL and PTO. The Arbor Gardens Committee can work with Tealwood and come up with a recommendation.

Enerson requested due to the guests present and timing of the meeting that the board allow the New Business to be heard before Old Business

**New Business**

- **Revolving Loan Fund requests**
  - Introduction of Tucker Speltz Rehab Project
  - Introduction of Premier Chiropractic - business start-up

The owner of Premier introduced himself to the board members and explained his request for revolving loan funds needed in order to start up a health care business in Eyota. After the introduction board members asked Premier various questions pertaining to his business plan and the expectations and needs in order to have a successful business. Premier provided an executive summary to the board members, members had been sent details about the revolving loan fund request in advance of the meeting. A board member asked about the breakeven numbers, Premier explained the business would like 99 appointments monthly, he went on to explain start up and future plans for the business from being open a couple days a week and adding more as needed to offering nutrition advice and supplements in addition to the primary chiropractor care. His specialty includes pregnancy care.

*Higgins motioned to approve one loan of \$10,000 at 2% interest for up to 5 years for Premier Chiropractic and earmark another \$10,000 with conditions Premier first apply to Peoples Energy Co-op for assistance. If that application is denied Premier can return to the board asking for the second loan and members can review the request and terms at that point. Horan seconded the motion passed 5/0. Byran Cornell had joined the meeting.*

Speltz introduced himself to the board members and explained the plans for turning his property into 3 possibly 4 apartments on the second floor with commercial space on the ground floor for rent. Speltz went on to explain himself and Premier are looking into an agreement for Premier to lease out a portion of the commercial space from Speltz allowing for an additional business to utilize the other portions of the commercial space. Speltz mentioned he has been waiting for the approval of the Small Cities Block Grant before beginning the rehabilitation process on his building. After receiving word that grant has been awarded to the project he can begin the construction and looks to have the majority of the work completed by early October.

### **Old Business**

Enerson went through the packet presented to the board and reviewed some of the ongoing projects going on including;

**Judish update**, Jamie could not make the meeting this month, the EDA is waiting for an update and Judish is wondering about city lots.

**Façade improvement request update the Eyota Indoor Storage** facility sign permit was approved and ordered, installation should be in the near future.

**Regional Development Tour** – Aug 2<sup>nd</sup>, Enerson commented the road construction may cause a route change with the tour.

**Community Video** – Clark was not present to provide the update.

**Council Update** - Building fees, potential 2018 Build and Save Program currently no fees are being waived. EDA – Regional invite: Recent and past activity, future plans - invite J2G and WISE plan – September 27<sup>th</sup>, edit and further direction for the agenda.

### **EDA Director and Board Members updates**

Enerson also went on to updated members on the Pavilion and Wet lands commenting currently the pavilion is on hold while the wet lands are being discussed with City Engineers, Corps of Engineers and City Council. Chester Woods trails update will be held at city Hall July 9, 2018. Enerson also mentioned to board members Jeff St. Mane plans on retiring from the Trails committee. Board members asked if there was something that could be done to thank Jeff for his many years of service on the trails committee. Enerson mentioned as stated in the New Business part of the meeting the City has been awarded the Small Cities Building and Development grant

which was applied for with the partnership of CEDA (Community Economic Development Associates) grant writing staff members. This Grant will allow apartment owners in Eyota to access grant funds in addition to private funding and a commitment to maintaining ownership in their building for a set time frame. We will be seeing improvements being made in the near future on our existing apartments which in turn we would hope would draw new apartment developers to town as well.

**Other Business:** Board members asked for updates on a couple other properties in town including the building formerly occupied by Jem's confections. Jem's is being marketed by Grafe Auction. The owner of the blue home by the Legion was met with, he is taking no action to sell or repair the property. The board Darcy Higgins explained that the Council report was published by the St Charles press indicating that there is a need for a family restaurant, the Café tool offense. The EDA would like the Café owners to attend the next EDA board meeting to discuss the presentation that was offered to the EDA in May of 2018.

**Next meeting: July 26, 2018**

**Adjournment: With no further discussion,**

*Respectfully submitted,*

  
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Cathy Enerson                      date  
EDA Director

 7-26-2018  
\_\_\_\_\_  
Dale Heintz                      date  
EDA Chair