

Economic Development Authority Minutes
Thursday, July 25th, 2019
5:30 p.m. Arbor Gardens, Community Room, Eyota, MN

1. Call to Order/Roll Call: Dale Heintz called the meeting to order at 5:30 p.m.

Members:	X___ Dale Heintz	A___ Connie Meiners
	A___ Craig Horan	X___ Tony Nelson
	X___ Darcy Higgins	X___ Bryan Cornell
	X___ Tom Aleshire	
Staff:	X___ Cathy Enerson	X___ Marlene Schauand

2. Approve the Agenda:

Motion by Tony Nelson, seconded by Tom Aleshire to approve the agenda with the addition of the review of the 2020 budget, and motion carried 5/0.

3. Consent Agenda

Approve the Arbor Gardens Financials
Approve the EDA minutes for June 2019
Approve EDA Financials

Motion by Darcy Higgins, seconded by Tony Nelson to approve the consent agenda, and motion carried 5/0.

4. Arbor Gardens Report– See the attached report which was presented by Marlene Schauand, RN at Arbor Gardens. Notes to add to the report, turn over percent includes employees that area not taking shifts being removed as employees on the employee roster. The senior campus is looking for a part time cook. The copy machine is back in operation. The campus received a \$2,000 People’s Energy Cooperative Grant written in collaboration with the EDA staff. The EDA and Arbor Gardens is invited to the grant award ceremony at PEC which will be Thursday August 1st. There will be Arbor Gardens Senior Living promotions in the Rochester Women’s magazine, on MPR radio station, and at Roch.com. The board was told there is a water softener that has been out for six weeks, the board was asked if the unit should be replaced or repaired. The B&C estimate is \$4,230. The board asked if one bid is okay, which it is and B&C is local and has been fair and reliable in the past.

Motion by Tom Aleshire and seconded by Darcy Higgins to approve the cost of up to \$4,230 to replace the water softener using the enterprise fund , and motion carried 5/0.

5. Revolving Loan Fund Requests: None

6. Rochester Sales Tax- Façade Improvement: There are two open applications, Burt’s and Eyota Chiropractic building owners. There were no bills to approve.

7. Senior Housing committee report – contract(s): Staff found copies of the first management contract and the contract assignment. The first management contract was assigned to Tealwood. The contract automatic renews for 10 years at a time. Any proposed management contract will be sent to the League of MN Cities attorney for review. The board will look closely at the terms to determine the future liability of the contract of the campus was sold. The board would like the Tealwood contract sent to the league as well.

9. Business Expansion and potential start-ups report

- Eyota Market Ribbon Cutting – successful event, the store saw a 65% reduction in ordinary business while the Highway was closed
- Chiropractor Expansion – in progress
- Burt's Meats Expansion – in progress, and there is new commercial space for a second business
- New Commercial Space - A florist is interested in the new space at Burt's
- IRC Expansion –Eyota Holdings, public hearing tonight
- B&C Plumbing Expansion – Eyota Holdings, public hearing tonight, both businesses are expanding into the new Eyota Holdings, 10,200 sq. ft. building
- Staff to attend a Church Council meeting, August 20th – Bryan may also attend

10. Informational pieces for the EDA packet

- Council updates, Build and Save for commercial approved, Eyota Holdings will receive the first incentive, Burt's expansion and Eyota Chiropractic were remodels not new construction, in 2019, Eyota Holdings in the first commercial new construction from bare land. Total commercial incentive savings is \$2,275 in permitting fees
- PEC Round-Up Grant - \$2,962.70 submitted by EDA/AG
- Small cities block grant progress report- One four-plex is complete and the 8-plexes are the next project
- Olmsted County Health Department – the board was sent the community health survey
- Local meeting for new businesses – Cathy will set and hold a coffee on August 20th
- The board also discussed the horse farm for sale and whether that could be developed for a commercial purpose
- Video filming to update shop local is scheduled for August 20th, rain date the 22nd, the updates were listed in the board handout
- Enerson will attend the Rochester Builder's member Appreciation Night on July 30th and bring with her incentives and the development map
- A copy of the USDA REDLEG 0% interest loan program was place in the board packet, that and the printing and promotional opportunities through Dairyland Power were discussed by the board
- The board viewed a photo of the welcome sign replacement at Knowledge Road and are pleased with the replacement signs
- The board was informed of the SE MN League's up- coming meeting in Red Wing, Tourism and splash pads, as well as public works sharing will be discussed. Members are encouraged to attend
- July 25th is the date of the Rochester listening session formed to update the public on the regional transit solutions
- The board was provided information about eh Angle Tax credit returning for investors. \$5 million is reserved for women and minorities. After September 30th any unused appropriation is open to all businesses

11. Set Public Hearing Date, August 15 or 22nd, determine location: The board set the public hearing to gather public input regarding the potential to sell Arbor Gardens Senior Living, location prefer for the meeting is the Legion as there is no way to tell how many people might attend. Time 6:00 p.m.

12. Other: 2020 Economic Development Authority Budget: Marlis Knowlton and Cathy Enerson prepared a projected 2020 budget for board review. The increases included the CEDA contract up 3%, the

EDA subsidizes the Farmers Market and proposed for city council a budget of \$43,550 for the EDA along with the Farmers Market for a total budget of \$48,082, a \$1,500 increase over 2019.

Motion by Tom Aleshire, seconded by Darcy Higgins to propose an EDA budget of \$48,082 for city council approval, and motion carried 5/0.

Adjourn:

Motion by Tom Aleshire, with a second from Darcy Higgins to adjourn the meeting at 6:45 p.m. with no further discussion the meeting adjourned.

Next meeting: Public Hearing August 21, 2019 and August 22, 2019 EDA regular meeting

Respectfully submitted,

Cathy Enerson 8/22/19

Cathy Enerson date
EDA Director

Dale Heintz 9-26-2019

Dale Heintz date
EDA Chair