

**March 28, 2024**  
**EDA Board Meeting Regular Minutes**  
**5:30 pm**  
**Location: Eyota Fire Hall**

**1. Call to Order/Roll Call:**

Members:	x ___ Dale Heintz	A ___ 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:
None			

**2. Welcome Guests – public comment – 5 minutes:** None

**3. Approve the Agenda: Board Action**

*Motion by Brian Halvorson, to approve the agenda as presented, motion seconded by Jason Bannit, and motion carried 6/0.*

**4. Approval of the Consent Agenda: Board Action**

- EDA Minutes:
- Financial Report:

**Motion:** *Motion by Tony Nelson, to approve the consent agenda as presented, motion seconded by Terry Potter, and motion carried 6/0.*

**5. City Business & Member Updates:**

- **Council:** Council members shared the county, rather than the city set the truth in taxation meeting for 4pm Monday April 8<sup>th</sup>. There was concern this is too early in the day for those at work to attend.
- **Planning and Zoning:** A few previous property owner’s projects are coming back to Planning and Zoning.

**6. Revolving Loan Requests:**

- **Bennett:** Projects have not begun, requests for loan funds have not been requested.
- **Potential New Loan Requests – none**
- **Combining loan funds:** Enerson explained both current EDA revolving loan funds are not specific to DEED or MIF regulations. The 221 was created with local levy money, and the 222 was created from MIF Flood repayments. When Enerson asked DEED if the MIF funds should be turned in for the 80/20 DEED split for easy reuse, she was told the flood funds are unencumbered and are for local reuse, not restricted by MIF reuse guidelines. Enerson asked if the two EDA loan funds could be combined: *Motion by Terry Potter to combine the funds if acceptable to both the auditor, and the financial advisor, motion seconded by Jason Bannit, and motion carried 6/0.* Enerson will work with Tammy and Council to potentially combine the loan funds.

**7. Façade Improvement Grant Applications**

- None

## 8. Old Business

- **Planning and Zoning Comp Planning – status:** In progress, Tammy has indicated that the plan could be finished by July. Enerson presented the board with legislative changes that could affect the proposed local ordinances. Example one was that all of the state would need to adopt the state building code.
- **Private Industrial Land – updates:** Rosemount was chosen for the large data center. Enerson shared with the board a project worksheet that indicates the assigned tasks for bringing the site to what is referred to as “Shovel Ready”, this is dependent on the private landowner contributing funds, and a potential county grant.
- **Highway Beautification grant resolution – status:** The Council has in their packet a resolution to ask for grants funds for Phase 3 along Highway 14, the resolution will be presented tonight. A copy of the resolution is in the EDA’s board packet.
- **Rehab Program Promotions – informational:** Enerson updated the board. The rehab program was shared via city Facebook account, on the Dover/Eyota Strong site, as well as with the local police officer who may visit homes in need of rehab grant/loan funds. The officers can share the County Rehab program. The program was added to the City website.
- **Farmer Market - \$1,000 – status is pending,** we should hear by the first week of April.
- **Donation to the EDA, request for funds:** Enerson recently sent an inquiry to Amy Novotny
- **Community Benefits Plan/Multi Area Byron Lead, PEC generated a service territory application– status is pending.**

## 10. New Business

- **Housing potential:** Enerson met with a developer and introduced the developer to the local banker for the purpose of local financing and to discuss the infrastructure gap. Enerson was informing the board that the bulb for a public street to enter the area was the financial gap if the project was to move forward. Cost could be \$350,000.
- **Future Trail Development:** This agenda item was added to the EDA agenda as Wes Bussel when attending the last meeting mentioned the trail development’s local committee was in need of new volunteers, the Park Department took over trails development, the Council will hear from Jeff St Maine tonight. No action currently.
- Enerson reminded the board there is Rochester Sales Tax funding to be used for the pavilion/trail head. On that subject she mentioned sales tax money is assigned to commercial development and the pavilion, yet it appears to the county the community has not spent their funds. Enerson is going to work with the City Clerk to see if that can be cleared up, given the use is defined.
- **New Inquiry for Industrial Land:** A local firm in the twin cities reached out to the landowner’s Realtor and the EDA. The potential building size constructed would be over 400,000 sq ft in size. The issue with the parcel is an environmental review study is triggered

for a building over 150,000 sq ft. Per the city engineers it could take up to a year for the type of study required. This was longer than the client wants. Enerson met with the energy provider, county, and area economic agency to discuss this obstacle and a potential county grant pilot program. The county is overhauling what its role is for planning and economic development, therefore the county may not make decisions on how to macro assist with development until after the study is released in July. In the meantime, the energy provider and area agency will attend a commissioner's board meeting to mention obstacles in developing industrial land within the county. The landowner and their realtor are aware of the interest in the property and the EAW obstacle.

- **Grants:** Enerson shared the regional Promise Grant with all Eyota business via emailing out the grant outline and application link. All board members received the email about the grant program to share throughout the community. Additional grants were listed in the board packet, the board went through the grant options to share with other organizations they are involved in. The Council received a copy of the EDA packet and can also share the grant opportunities.

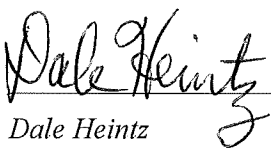
**Next Meeting: April 25, 2024**

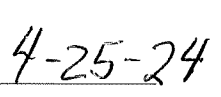
*Motion by John Pittenger to adjourn the meeting, motion seconded by Terry Potter, and without further discussion the meeting adjourned at 6:35pm.*

*Respectfully submitted by,*

  
Cathy Enerson  
EDA Director

  
Date

  
Dale Heintz  
EDA Chair

  
Date