



**Economic Development Authority
Thursday, June 5, 2025 3:30 p.m.
Regular Meeting**

Call to Order: Althoff called the meeting to order at 3:32 p.m. Luke Cooreman, Diane Johnson, Andy Althoff, Mayor Matt Montgomery; Jon Radermacher and CEDA Staff Laura Qualey were present. Guests: Supt. Jeff Sampson and Rosie Schluter (via ZOOM) were present. Absent: Amy Dombeck.

Approval of Agenda: *Johnson motioned to approve; Montgomery seconded; unanimously approved.*

Approval of Minutes: May 1, 2025 – *Montgomery motioned to approve meeting minutes; Second by Johnson; approved by all; motion carried.* Special meeting minutes for May 6, 2025 *Johnson motioned to approve; Seconded by Montgomery; approved unanimously; motion carried.*

Financials: ArtOrg caught up on their March, April and May payments since the packet was sent out on June 2nd but it will not be reflected in the general ledger accounting reports; only in the spreadsheet for the Revolving Loan Funds; Tilion and Raw Bistro are current on payments. No other business or invoices to approve..

Hardwood Estates: 2nd Subdivision: 2nd layer of black top (wear course) should be going down in June which should wrap up the punch list for this phase.

Purchase Agreements: Johnson Reiland submitted two Purchase Agreements: one for Lot 13 Block 1 (this was one that a private party canceled a contract with and J-R was on a list to contact if it became available. J-R also submitted a PA for the six twinhome lots to close on by the end of 12/31/25 if they have interested buyers once the model is complete for touring.

Motion by Cooreman to accept both Purchase Agreements with the caveat that there will be no extension without renegotiating the down payment of \$1,000 per lot (\$6000 total) by the end of 12/31/2025 if the lots are not all under contract or assigned to other buyers; Althoff seconded the motion; unanimously approved.

3rd Subdivision: Qualey gave updates that the Planning Commission and Council have approved the Pre-Plat and PUD for the 3rd Subdivision. WHKS will work on finalizing the construction plans and Final Plat/PUD to bring to Council in July. The schedule has also been updated to expedite the process and get an extra few weeks of construction available in 2025. There are already five lots 'penciled in' that Realtors have earmarked they have buyers interested in purchasing.

Other Business:

CEDA Annual Meeting is July 31, 2025 in Winona this year. Qualey provided the Board a QR code to register.

Data Center update: Radermacher provided an update. Did state that water storage upgrades are needed, but this would be required regardless of Tract's project. This was identified with a recent equipment assessment of the Water Treatment Facility.

Kwik Trip update: Kwik Trip has provided alternative options to MnDOT for traffic on/off ramp or Dow Street.

Other updates: Supt. Sampson stated the school district will be going out for a levy referendum in the fall (November most likely); but also stated that enrollment is steady, finally! Incoming Kindergarten and graduating Seniors is even.

Next regular meeting will be Thursday, July 3, 2025 at 3:30 p.m.

ADJOURN. *Motion to adjourn from Johnson and seconded by Cooreman; unanimously approved at 4:23 p.m. Respectfully submitted by Laura Qualey.*