The Cannon Falls Economic Development Authority (EDA) met on Thursday, April 6, 2023 at 3:00 p.m. in the City Hall Conference Room for its regular meeting. EDA Board Members present were: Luke Cooreman, Amy Dombeck, Mayor Matt Montgomery, Steve Gesme and Jon Dahl. Also present were Neil Jensen and Laura Qualey. Guests were Diane Johnson, Supt. Sampson and Rosie Schluter (via ZOOM.)

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| Call to Order Approve AgendaApprove MinutesFinancialsHardwood Estates Updates:Other Business:Adjourn | Dahl called the meeting to order at 3:02 p.m. Montgomery & Dombeck were not present at the time the meeting was called to order, but there was a quorum present.Gesme made a motion to approve the agenda; Cooreman seconded the motion; passed. Minutes from March 2, 2023 motion by Cooreman to approve; seconded by Dahl; passed. Cannon Realty/Bryan Skillestad made the February payment for ArtOrg; but March payment was not made. RLF balance is an estimated $125,975.34 is available for lending; $289,264.20 outstanding in loans.Montgomery entered the meeting at 3:05 p.m.Qualey asked for a motion to approve the Sievers Creative invoice for $125.00 to pay the website maintenance/host fee for Q2 to keep the Cannon Roots website live. Gesme made a motion; Cooreman seconded; motion passed.CONCEPT PLAN: Qualey was able to provide the board with NEW concept plans that were received 4/6/23 that were revised from the ones the board had originally received on Tuesday, April 4th. Dombeck entered the meeting at 3:11 p.m. during the Concept Plan discussion.After reviewing all of the concept designs provided, ‘Modified Concept #1’ was the most favored design concept containing 106 lots. Phase 1 would contain 29 lots. Montromgery made a motion to recommend Modified Concept #1 as the plan to move forward for a Preliminary Plat to be prepared to present to the Planning Commission; Gesme seconded the motion; unanimously passed. Jensen, Qualey and WHKS Engineer Jesse Preston will work on putting a schedule/timeline together to proceed. Special meetings will be necessary in order to keep moving this project along. Most likely a special meeting in April to approve prelim plans; perhaps May or June for a public hearing at Planning Commission so fall excavation is a possibility.Council member Diane Johnson entered the meeting at 3:28 p.m.RENTING LAND: Per Schluter’s question at the end of the March 2nd meeting, the city attorney was contacted to ensure whether or not the EDA had to have a public bidding process before renting the land. The attorney confirmed there is no need for the EDA as its own entity to hold a public bidding process as long as the land was going to be rented out at a reasonable rate and not ‘gifting’ the land or its revenue from the crops to a farmer. Due to this discovery, Cooreman contacted the interested farmer, and brought a signed agreement to the meeting and then executed the document. The terms were approved at the March meeting to rent the 40 acres for $150/acre for the 2023 planting season. Cooreman will give the ‘go ahead’ to plant as weather permits. BLUE WATER FARMS WALLEYE: A business owner and his research/investment team have been working on two different businesses that coexist with each other. They are seeking to build a sustainable indoor fish farm and aquaponic facility as soon as possible once they are able to secure a site. They have been looking in Red Wing as well as around Cannon Falls. They are interested in the two lots lying north of the former Robinson Outdoors building that are owned by the City of Cannon Falls (not the EDA)that are an approx. 7+ acres and he is interested in pursuing that property for the broodstock/aquaponics.KELLER BAARTMAN: Qualey showed updated photos of the apartment building and the progress. Still on track to be completed in November 2023.FEAST EXPO RECAP:Great attendance! 59 vendors; 57 actually attended; 78 buyers registered, 67 actually attended. Cannon Roots bus tour was a hit. Deeann Lufkin and John Peterson co-narrated the stories of the producers and their partnership. Toured Cannon Belles facility and then Ferndale. AMERICAN VET MEMORIAL: Excavation is going hard to meet their May 14th Opening with a 16 day opening. There is a meeting scheduled with the soccer coaches, Athletic Director and Admin at the CF Schools with Jim Boo and Founder Tou Fong Lor on Friday, April 14th to discuss what a partnership looks like between the two entities.2023 GOAL PLANNING: Continue to stay focused on the projects at hand.BOARD THOUGHTS: Cooreman requested a document of some sort to prove/disprove the tax comparison between Cannon Falls and ‘everywhere else’. Jensen will find and provide the document to the board.NEXT MEETING: May 4th meeting at 3:30 p.m. Motion to adjourn by Dombeck, second by Montgomery; unanimously approved. Adjourned at 4:32 p.m.Respectfully submitted by Laura Qualey.*Approved May 4th, 2023 with no changes.* |
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