



**Economic Development Authority
Thursday, January 9, 2025 3:30 p.m.
Regular Meeting**

CALL TO ORDER: Amy Dombeck as VP called the meeting to order at 3:32 p.m. Luke Cooreman, Mayor Matt Montgomery, Diane Johnson, Andy Althoff all present; City Administrator Jon Radermacher and CEDA Staff Laura Qualey via ZOOM. Guests: Rosie Schluter via ZOOM and Council member Chad Johnson also present.

Approval of Agenda: Qualey had asked Dombeck add additional Purchase Agreements for discussion and approval to the Hardwood Estates Update portion of the agenda; Upon adding this Dombeck called for a motion to approve the agenda; Cooreman motioned to approve; Montgomery seconded; unanimously approved.

Approval of Minutes: December 5th (regular meeting)--Cooreman motioned to approve meeting minutes; Second by Montgomery; approved by all; motion carried

Newly Appointed Board Members: Mayor Montgomery appointed Council member Diane Johnson and Community at-large member Andy Althoff to the EDA Board during the Tuesday, January 7th, 2025 meeting.

Financials: ArtOrg has made their Sept, Oct, and Nov payments. Tilion and Raw Bistro are current. 2nd payment was made to Glenn Mulvihill in January for Hardwood Estates Contract for Deed.

Invoice for Sievers Creative Q1 which hosts/maintains the Cannon Roots website needed approval to pay \$125.00. Montgomery motioned; Johnson seconded; unanimously approved.

EDA Projects:

Hardwood Estates Purchase Agreements: Qualey stated Fieldstone Family Homes (FFH) will be closing on two more lots in the next week along 72nd Ave Way. No action necessary. They have also submitted a purchase agreement for Lots 10 & 20 Block 1 and also Lots 1 & 2 Block 3. Since Lots 1 & 2 Block 3 are being replatted with the next phase to be single family lots instead of twin home lots Qualey has asked the board to ignore that request of the PA and only consider Lots 10 & 20. Johnson noted the PA had 'Rice' and 'Dakota' County written in the document and Qualey acknowledged it would be changed before executing. With those changes, Johnson motioned to approve the PA with FFH for Lot 10 & 20 Block 1; Montgomery seconded; unanimously approved.

PA from the CF Housing Initiative interested in Lot 18 Block 1; Montgomery motioned to accept the PA; Althoff seconded; unanimously approved. Another PA is a private party interested in Lot 14 Block 1; Johnson motioned to approve; Cooreman seconded; unanimously approved.

Hardwood Estates 3rd Subdivision Timeline: WHKS will be joining the EDA at our March meeting to walk through the next phase and timeline; Fall 2025 will be the target for breaking ground.

Other Business:

Goal Setting 2025 will be the focus of the February meeting; the board was given some work sheets to jot down some ideas between now and then.

Next meeting was incorrect on the agenda; it will be Thursday, February 6th, 2025 at 3:30 p.m. and will be the Annual Meeting in which officers will be elected.

ADJOURN. Motion to adjourn from Johnson and seconded by Montgomery; unanimously approved at 4:33 p.m.

Respectfully submitted by Laura Qualey

Approved by Board 2-6-2025