



**Economic Development Authority  
Thursday, May 1, 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, Amy Dombeck, and CEDA Staff Laura Qualey were present. Guests: Jayme Longmire (CEDA from Spring Grove) and Rosie Schluter (via ZOOM) were also present. Absent: Mayor Matt Montgomery.

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

**Approval of Minutes:** April 3, 2025 – *Johnson motioned to approve meeting minutes; Second by Dombeck; approved by all; motion carried.* Special meeting minutes for April 23, 2025 *Johnson motioned to approve; Seconded by Dombeck; approved unanimously; motion carried.*

**Financials:** ArtOrg March, and April payments are due; Tilion and Raw Bistro are current.

FEAST Magazine ad: Qualey had received a response from 6 businesses to participate in the ad; if no others come forward to participate by the deadline, a one page ad will be created instead of a 2 page. *Cooreman motioned for the EDA to contribute the usual \$250 to the ad; Johnson seconded the motion; unanimously approved; motion passes.*

2025 Commercial & Hardwood Estates Property Tax Statements were available for the board to review. Residential Lots in Hardwood Estates that have closed in 2025 have been prorated with the lot closing to capture the amount from the buyers. *Cooreman motioned to approve and pay the 2025 property taxes of \$7,470; Johnson seconded motion; board unanimously approved; motion carried.*

**Hardwood Estates:** Qualey gave updates on the schedule about the Planning Commission Meeting which will include the Public Hearing for the Preliminary Plat/PUD for the 3rd Subdivision on May 12th. If a recommendation is made by PC; it will go to Council on the 20th for approval.

Lot 7, Block 1 closed in April with Fieldstone Family Homes (FFH). A special meeting is scheduled for May 6th with FFH owner and real estate team to discuss the next phase and timeline of the project. Qualey did mention to the board that FFH is supposed to close on Lot 5 Block 2 per their original 2024 Purchase Agreement which is supposed to have closed by May 2025 but have sent an amendment to extend the closing date to October 2025. Johnson made a motion to compromise on an amended closing date by July 20, 2025 for Lot 5 Block 2; Cooreman seconded the motion; all approved; motion passed. This will be presented to FFH at the meeting on the 6th.

**Other Business:**

CEDA 2024 Annual Report: Included for the board to review.

CEDA Annual Meeting is July 31, 2025 in Winona this year. When the registration portal is available, Qualey will share it with the board. The event is free to attend.

Data Center update: Tract hosted a community open house April 29th at City Hall for the public.

Kwik Trip update: No update.

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

**ADJOURN.** Motion to adjourn from Dombeck and seconded by Johnson; unanimously approved at 4:41 p.m.

*Respectfully submitted by Laura Qualey. Approved 6-5-2025*