



**Economic Development Authority
Thursday, July 3rd 2025 3:30 p.m.
Regular Meeting**

Call to Order: Althoff called the meeting to order at 3:31 p.m. Luke Cooreman (ZOOM), Diane Johnson, Andy Althoff, and Amy Dombeck were present. Staff: Jon Radermacher, Izzy Carlson and CEDA Staff Laura Qualey were present. Guests: Rosie Schluter (via ZOOM) were present. Absent: Mayor Matt Montgomery

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

Qualey introduced new Zoning Tech Izzy Carlson that replaced Zach Logelin to the EDA Board.

Approval of Minutes: June 5th, 2025 – *Johnson motioned to approve meeting minutes; Second by Dombeck; approved by all; motion carried.*

Financials: ArtOrg is behind on June payments; other 2 are caught up. Johnson inquired about the amount available in the revolving loan fund to lend if any business is interested in applying in order to fill empty businesses downtown. Qualey mentioned that a majority of the funds are tied up in Hardwood Estates so it is difficult to decipher what is available to lend; but fortunately Cannon Falls has the Economic Initiatives group that has funds to lend out if anyone is in need of business gap financing at this time. Qualey also mentioned that most of the buildings that are becoming available are only looking to lease and the EDA prefers to be able to secure the loan with a mortgage owned by the borrower.

Sievers Creative Invoice: *Motion to approve the Sievers Creative Invoice for the Cannon Roots Website quarterly hosting/maintenance fee of \$125 was made by Johnson; second by Dombeck; unanimously approved.*

Hardwood Estates: 2nd Subdivision: Purchase Agreements: Fieldstone closed on Lot 8 Block 1 in June. and have two more they plan on closing on in July. Johnson Reiland has one lot they hope to close on in July as well.

3rd Subdivision: The renaming of 'Hardwood Way' on the Pre-plat/PUD needed to be changed in order to avoid a conflict with the existing Hardwood Way. After discussion, *Cooreman motioned that the cul de sac be named Aspen Court; and Aspen Lane become the street name in the next subdivision; Dombeck seconded the motion; unanimously approved.*

Final Plat was reviewed by the board and no changes or suggestions were needed; Johnson motioned to approve Resolution 2025-001 approving the Final Plat/PUD for Hardwood Estates Third Subdivision to present to Council; Dombeck seconded the motion; unanimously approved.

Upon Council's approval of Final Plat/PUD at the August 5th Council Meeting, the Hardwood Estate project would be eligible to go out for bids contingent on the support and approval from Council. The project would be posted on August 6th and opened on August 27th.

Althoff made a motion that with Council's approval of the Final Plat/PUD on August 5th, that the EDA recommends that Council also approve the project be put out for bids; seconded by Johnson; unanimously approved.

Future phases of H.E. were briefly discussed regarding having WHKS continue to work on the plans for the next phases so they are 'ready to go' as the market demands so there isn't any downtime in between construction of the



phases. This will keep the momentum going and keep the builders we have partnered with hungry to keep selling lots if we have them available.

Other Business:

CF Tech Park Updates – AUAR comment period ended the last week in August; City will review comments and can be accepted by council afterward. A Text amendment needs to be made to our City code to allow for ‘data centers’ in order to proceed with the application review process.

Kwik Trip Update – alternative proposals for on - ramp traffic north bound have been submitted to MnDOT for review. City has asked MnDOT to allow the project to proceed and monitor the impact to determine if any changes need to be made if necessary.

Diane Johnson left the meeting at 4:32 p.m.

Luke Cooreman left the meeting at 4:38 p.m.

Radermacher gave some highlights from the LMC Conference about housing.

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

Next regular meeting will be Thursday, August 7, 2025 at 3:30 p.m.

ADJOURN. *Motion to adjourn from Dombeck and seconded by Althoff; unanimously approved at 4:45 p.m.*

Respectfully submitted by Laura Qualey.