

Economic Development Authority

Regular Meeting

Wednesday, April 10, 2024

4:00 p.m.

Charles S. Crandall Center -- Meeting Room

City Hall

1. EDA Agenda - April 10, 2024

Documents:

[EDA 04-10-2024.PDF](#)

2. Roll Call: Boeke, Cowell, DeVinny, McDermott, Mensink, Raney, Voss

3. Approval Of Minutes: March 13, 2024

Documents:

[EDA MINUTES 03-13-2024.PDF](#)

4. Treasurer's Report

Documents:

[TREASURERS REPORT.PDF](#)

4.I. Account Balances

Documents:

[3. B. MARCH CASH BALANCES.PDF](#)

5. Loan Report

Documents:

[LOAN REPORT.PDF](#)

6. Reports

6.I. OACCT / OPED Report

Documents:

[OACCT REPORT.PDF](#)  
[LEADS EDA REPORT APRIL.PDF](#)

6.II. OABDC Report

Documents:

[OABDC EDA REPORT 2404.PDF](#)

6.III. EDA Projects

Documents:

[EDA REPORT APRIL 2024.PDF](#)

7. Old Business

7.I. Downtown Second Floor Commercial Space Contest

8. New Business

8.I. Purchase Of 151 Bridge Street West

8.II. Stendel Parking Lot Lease

8.III. Online Low Doc Applicaiton

8.IV. Forgivable Loan - 210 Main Street West (Vanity LLC / Miranda)

8.IV.i. Interior

8.V. Forgivable Loan - 306 Cedar Avenue North

8.VI. Low Doc Loan - 306 Cedar Avenue North

9. Schedule Next Meeting - May 15, 2024

10. Adjournment

# **Economic Development Authority**

Regular Meeting

Wednesday, April 10, 2024

4:00 PM

Charles S. Crandall Center – Meeting Room

City Hall

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## **Agenda**

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1. Roll Call: Boeke, Cowell, DeVinny, McDermott, Mensink, Raney, Voss
2. Approval of Minutes: March 13, 2024
3. Treasurer's Report
4. Loan Report
5. Reports
  - a. OACCT / OPED
  - b. MainStreet
  - c. Tourism
  - d. OABDC
  - e. Airport
  - f. EDA Projects
6. Old Business
  - a. Downtown Second Floor Commercial Space Contest
7. New Business
  - a. Purchase of 151 Bridge Street West
  - b. Stendel Parking Lot Lease
  - c. Online Low Doc Application
  - d. Forgivable Loan – 210 Main Street West (Vanity LLC / Miranda)
    - i. Interior
  - e. Forgivable Loan – 306 Cedar Avenue North
  - f. Low Doc Loan – 306 Cedar Avenue North
8. Schedule Next Meeting – May 15, 2024
9. Adjournment

**EDA  
Minutes  
March 13, 2024**

The Owatonna Economic Development Authority met in regular session at 4:00 PM in the Charles S. Crandall Center – Meeting Room at City Hall Building with Vice President Voss presiding. Commissioners present: Dan Boeke, Andrew Cowell, Brenda DeVinny, Pat McDermott, Corey Mensink, and Doug Voss. Commissioners absent: Kevin Raney. Also present were Troy Klecker, Brad Meier, Lisa Cochran, Sean Williams, and Kristen Kopp.

**Approval of Minutes.** Commissioner DeVinny moved approval of the minutes of the February 21, 2024 meeting with second by Commissioner Cowell. All Commissioners voting Aye, the motion passed.

**Treasurer’s Report.** Troy Klecker presented the revenue and expense reports for February. He said that the annual budget is pretty consistent. He’ll note anything out of the ordinary. There is nothing out of the ordinary this month. Voss asked about the investments. Klecker said that is handled through our Finance Department and is lumped in with the City’s investments. We have certain rules. Mensink asked if there is any obvious seasonality that would be worth noting. He said lodging tax, for example. Klecker said there isn’t a whole lot. There are some contracts and payouts, but otherwise it’s pretty consistent.

Brad Meier arrived at 4:04 p.m.

**Loan Report.** Sean Williams presented the loan report for February. He said that the Selective Looks low doc loan slipped to non current. He spoke with her yesterday, and that was an oversight due to a family crisis and she will be stopping by with a check to make it current.

**OACCT / OPED Report.** Director Meier presented the OACCT Report for February. Things are really picking up on the workforce front. Students are looking for work and opportunities. They just had a Made in Owatonna Day at the Clinic and Hospital. They have a grant to give ten students up to \$15 an hour for 8 to 10 hours a week over the summer months. They are planning for Signing Day as well. The Livability articles are published. We are on year three of a three-year contract. They write the articles and use their platform to push them out. He said it’s been good awareness. Klecker said they’re working on an affordable senior housing project with LWO. They are pursuing an application for tax credits, which is a very competitive process. One of the ways to increase the point total is contributions from businesses and others. Meier helped facilitate a meeting with bankers in hopes of getting some contributions. He said there was a good turnout. Meier said OPED met with the Faribault Park and Rec Director about their community center efforts. They are working on “beefing up” the Engage Owatonna website. Boeke asked about affordable senior housing and if that would be Section 8. Klecker said no. What makes it affordable is that rents are below a certain rate and you’d have to meet a certain income. Klecker said it usually ends up being \$200-400 less per month. He said they’ve not done one for seniors before—they’ve done workforce housing. The hope is that some seniors who live in a single-family house will move out and open up the house for a family. The biggest problem in the housing shortage is lack of movement. There is nothing available because no one is

moving. Mensink said it's pretty hard to force. Voss asked for a summary of the discussion with the Faribault Park Director. Meier said it's expensive. They were even shocked at the price tag of facilities like that. It was helpful to hear about their process. It gave him a more realistic perspective on how big an undertaking this will be. Klecker said Faribault has gone through the analysis and public engagement. The tough part is funding. They're looking at a sales tax option which would fund some, but not all, of it. Faribault is also working on a park facility downtown. Klecker said between the two of them, it would be about \$100 Million. McDermott asked if State bonding is a potential funding source. Klecker said yes.

**OABDC Report.** Sean Williams presented the OABDC Report for February. He said they had the first bootcamp a couple weeks ago. It was the most successful of the three they've hosted. The next 10 week course starts Monday. Most of the participants are taking advantage of scholarships that Community Ed or OABDC are offering. SMIF and SBDC are both sponsoring that as well. They will have the low doc loan application online next week and there will be a loan application coming in. Consulting hours are way up. Occupancy is a little bit lower, but they're up on the office side. They will meet with an entrepreneur next week about manufacturing space. He said that MO Fitness executed their paperwork quickly. Voss said he stopped into Matt Olson's place and said they've done a really good job with the simulators.

**EDA Projects.** Community Development Director Troy Klecker presented the EDA Projects for February. FoamCraft is constructing their addition.

### **Old Business:**

**Downtown Second Floor Commercial Space Contest.** MainStreet Director Lisa Cochran said that she looked at what other cities have done. She had a copy of what they did in 2018 for the retail challenge and also Red Wing's contest. We have done it, and those businesses are still there. She said that Red Wing has three steps to their process and it's a pretty quick turnaround. It's not an easy process for businesses. She said that they could use the MainStreet Retail Challenge as the basis so they don't reinvent the wheel. Klecker said that the Retail Challenge provoked people to look at what they could do. If you throw this out there, it might prompt people to think about it. Cochran said that they don't have to find space because they will already own it. Mensink asked if we'd allow it for apartments. Cochran said in her mind, she doesn't have a problem with it as it makes the downtown more vibrant. Klecker said this could be wide open and we have the right to reject all applications. Voss said it's a little borderline of what you'd consider the goal of the EDA. Williams said it also helps with the housing problem. Mensink said some owners have apartments that need to be renovated but agrees that it's borderline. Voss asked about the amount of money. Klecker said it would be \$20,000. He said he and Lisa will work on putting an application together to bring back to the EDA.

**Bubba's.** After the last meeting, Klecker said he connected with Oscar to go over the Development agreement. The taxes have not been paid and there is a clause that they will have to reimburse the EDA. Oscar remembers talking about the \$8,500. He was going to consult with his attorney as he doesn't have the money to pay. Klecker said they can still take the property over and he'd still owe it. Voss said the big issue is that this can't drag on for six months. We need to get going. Voss asked if they can pursue other options even if we don't own the building.

Klecker said informally, but they can't do anything formal. He said Oscar may be working to find someone to take over the project. Boeke asked if we have to wait for his approval to take it back. Klecker said we could pursue it more aggressively with an attorney, but doesn't want to incur costs, as Oscar could be responsible for them. Oscar does want to get rid of it and wants to do it the right way. Mensink said it can be more efficient if he can transfer it. Klecker said his thought is to give him a little time and he'll touch base with him in a week or two to see where he's at.

### **New Business:**

**Forgivable Loan – 210 Main Street West (Vanity LLC / Miranda)** Williams said they're applying for \$10,000 for exterior improvements. They're good on financials. The building is right behind the Chamber of Commerce. They will do windows, an awning, and lighting. Klecker said it's a very visible spot. Williams said they are a cosmetology salon suite and passed around drawings of their plans. Cochran said it's a huge improvement. A motion was made by Mensink and seconded by Cowell to approve a \$10,000 loan for exterior improvements for 210 Main Street West. All Commissioners voting Aye, the motion carried.

**Lucky Dice.** Klecker said that Lucky Dice had a forgivable loan and only used part of it. We did the Streetscape project and found their basement wall was collapsing. There was much discussion about who was responsible since it was our project but their building. There was an agreement that unused EDA forgivable loans would be put toward the basement wall and they were going to pay the rest. In his mind, they've used their forgivable loans.

**Multiple Forgivable Loans for the Same Property.** Klecker said that maybe any one property is only eligible for \$10,000 exterior and \$10,000 interior. Or if they've used \$20,000, can they apply again? Williams said he could see it helping business owners who could only do a smaller project, taking smaller chunks and maxing out at \$20,000. Voss asked if there are more people on the list. Williams said that Lucky Dice and Ibrahim are the two that have asked. Voss said he wants to make sure everyone that wants one has gotten a first one. Williams said that there are 11 businesses that haven't used the \$20,000. Klecker said they could say \$20,000 max, with \$10,000 interior and \$10,000 exterior. Mensink said he likes that. It gets to be a slippery slope. McDermott said you're still not going over the caps. Williams said you could specify that it's a new project and they would have to reapply. At that point, if the loan funds have been used for the year, they'll have to reapply the next year. Mensink said this was meant to be a catalyst and not an ongoing program. A motion was made by Mensink and seconded by McDermott to cap the loans at a maximum of \$10,000 for interior and \$10,000 for exterior for any building, and if the applicant doesn't use the entire amount in the first loan and wants to utilize the remainder of the \$10,000, they would have to reapply with a new project. They would be granted a loan only if that money is available, and it's a first come, first served basis. All Commissioners voting Aye, the motion passed.

There was more discussion on Lucky Dice. Klecker said his gut feeling is that we don't do more. The money still went into the building and we are consistent with the program. Williams said that they would need a motion to deny the Lucky Dice loan. Because they have used the \$20,000

maximum. A motion was made by Cowell and seconded by DeVinny to deny the Lucky Dice loan. All Commissioners voting Aye, the motion passed.

**Schedule Next Meeting.** The next EDA meeting is scheduled for **April 17, 2024** at 4:00 PM in Charles S. Crandall Center – Meeting Room at City Hall. Klecker said that he won't be available and suggested meeting on **April 10, 2024** instead. A motion was made by Cowell and seconded by Mensink to move the meeting to April 10. All Commissioners voting Aye, the motion carried.

**Adjournment.** There being no further business, a motion was made by Commissioner DeVinny and seconded by Commissioner Boeke to adjourn the meeting at 5:09 pm. All Commissioners voting Aye, the motion passed.

<b>EDA ADMINISTRATON</b>				
Account	Description	Current Budget	Current YTD	Budget Remaining
	<b>REVENUE</b>			
290-31000-690-691-000000	PROPERTY TAXES	- 200,000.00	- 50,015.00	- 149,985.00
290-31410-690-691-000000	LODGING TAX - 3%	- 250,000.00	- 33,356.82	- 216,643.18
290-34950-690-691-000000	TIF ADMINISTRATIVE F	- 71,773.00		- 71,773.00
290-36210-690-691-000000	INTEREST EARNINGS			
290-36220-690-691-000000	RENT/RENTALS	- 3,600.00	- 900.00	- 2,700.00
290-36231-690-691-000000	GRANT FUNDS			
	TOTAL REVENUE	- 525,373.00	- 84,271.82	- 441,101.18
	<b>EXPENDITURES</b>			
290-41000-690-691-000000	WAGES - REGULAR FT	86,568.00	23,176.25	63,391.75
290-41300-690-691-000000	WAGES - OT			
290-41410-690-691-000000	PERA	6,493.00	1,724.81	4,768.19
290-41420-690-691-000000	FICA	6,622.00	1,718.94	4,903.06
290-41500-690-691-000000	INSURANCE	7,445.00	1,642.57	5,802.43
290-41550-690-691-000000	WORKERS COMP INSURAN	493.00	131.10	361.90
290-42000-690-691-000000	OFFICE SUPPLIES	400.00		400.00
290-42300-690-691-000000	SMALL TOOLS & MINOR	400.00		400.00
290-43010-690-691-000000	OTHER PROFESSIONAL S	35,000.00		35,000.00
290-43121-690-691-000000	PHONE	200.00		200.00
290-43122-690-691-000000	POSTAGE	300.00		300.00
290-43220-690-691-000000	TRAVEL & TRAINING	1,000.00	105.62	894.38
290-43231-690-691-000000	OBD - MARKET SERVICE	80,000.00		80,000.00
290-43232-690-691-000000	OBD - LOAN SERVICES	20,000.00		20,000.00
290-43233-690-691-000000	OBD - SMALL BUSINESS	4,000.00		4,000.00
290-43234-690-691-000000	DOWNTOWN ENHANCEMENT	5,000.00		5,000.00
290-43235-690-691-000000	PARTNERS FOR PROGRES	12,000.00		12,000.00
290-43320-690-691-000000	ADVERTISING & PROMOT	1,000.00		1,000.00
290-43400-690-691-000000	MEMBERSHIPS & SUBSCR	200.00		200.00
290-43720-690-691-000000	REPAIR & MAINT - EQU	200.00		200.00
290-43810-690-691-000000	RENTS/LEASES	6,700.00		6,700.00
290-43972-690-691-000000	SOUTHERN MN INITIATI	1,667.00		1,667.00
290-43990-690-691-000000	MISCELLANEOUS			
290-43991-690-691-000000	TOURIST DEVELOPMENT	237,500.00	18,246.37	219,253.63
290-47000-690-691-000000	TRANSFER TO OTHER FU	12,000.00	3,000.00	9,000.00
	TOTAL EXPENDITURES	525,188.00	49,745.66	475,442.34
	<b>EDA LOANS</b>			
Account	Description	Current Budget	Current YTD	Budget Remaining
	<b>REVENUE</b>			
292-34109-690-692-000000	OTHER REVENUE			
292-34960-690-692-000000	INTEREST ON LOANS		- 224.34	224.34
292-36210-690-692-000000	INTEREST EARNINGS	- 16,000.00		- 16,000.00
	TOTAL REVENUE	- 16,000.00	- 224.34	- 15,775.66

	<b>EXPENDITURES</b>			
292-48300-690-692-000000	LOAN PROGRAM DISBURS		10,000.00	- 10,000.00
	TOTAL EXPENDITURES		10,000.00	- 10,000.00
	<b>EDA LAND</b>			
Account	Description	Current Budget	Current YTD	Budget Remaining
	<b>REVENUE</b>			
294-34950-690-694-000000	TIF ADMINISTRATIVE F	- 1,362.00		- 1,362.00
294-34960-690-694-000000	INTEREST ON LOANS	- 43,235.00		- 43,235.00
294-36210-690-694-000000	INTEREST EARNINGS	- 12,000.00		- 12,000.00
294-36220-690-694-000000	RENT/RENTALS	- 30,000.00	- 17,070.00	- 12,930.00
294-39101-690-694-000000	SALE OF CAPITAL ASSE			
	TOTAL REVENUE	- 86,597.00	-17070	- 69,527.00
	<b>EXPENDITURES</b>			
294-43004-690-694-000000	LEGAL FEES			
294-43010-690-694-000000	OTHER PROFESSIONAL S	20,000.00		20,000.00
294-43320-690-694-000000	ADVERTISING & PROMOT			
294-43500-690-694-000000	PROPERTY & LIABILITY	4,100.00	1,025.00	3,075.00
294-43711-690-694-000000	RENTAL PROPERTY EXPE			
294-43910-690-694-000000	REAL ESTATE TAXES	20,000.00		20,000.00
294-45100-690-694-000000	LAND			
294-45300-690-694-000000	OTHER IMPROVEMENTS			
	TOTAL EXPENDITURES	44,100.00	1025.00	43,075.00

**City of Owatonna**  
**Balance Statement by Fund**  
**31-Mar-24**

FUND 292: EDA LOANS

Account Number	Account Name	Ending Balance
ASSETS		
292-10100-000-000	BANK ACCOUNTS	\$ 24,080.55
292-10400-000-000	INVESTMENTS	800,000.00

FUND 294: EDA LAND

Account Number	Account Name	Ending Balance
ASSETS		
294-10100-000-000	BANK ACCOUNTS	\$ 295,155.74
294-10400-000-000	INVESTMENTS	500,000.00

CITY OF OWATONNA  
 EDA - LOAN PROFILE  
 As of : March 2024  
 prepared 4/5/2024

**EDA - Improvement Notes**

Borrower	Loan Date	Int Rate	Years	Original Balance	Current Balance	Monthly Payment	Status	Type	Notes
Wagner's	10/1/2018	2.500	7	43,480.63	18,991.05	564.78	Current	Retail	
Total				<u>43,480.63</u>	<u>18,991.05</u>	<u>564.78</u>			

Profile by Loan Performance		Status	Number of Loans	Original Balance	Current Balance	% of Current Balance
	Current		1	43,480.63	18,991.05	100.00%
	Non-current		0	-	-	0.00%
			<u>1</u>	<u>43,480.63</u>	<u>18,991.05</u>	<u>100.00%</u>

**EDA - Low Doc Notes**

Borrower	Loan Date	Int Rate	Years	Original Balance	Current Balance	Monthly Payment	Status	Type	Notes
Selective Looks	6/16/2020	2.500	7	25,000.00	9,496.97	259.78	Current		
Vesterby	12/13/2021	1.625	7	12,500.00	8,636.01	157.53	Current		
Vesterby	12/13/2021	-	3	5,000.00	1,249.97	83.33	Current		
				<u>42,500.00</u>	<u>19,382.95</u>	<u>500.64</u>			

Profile by Loan Performance	Status	Number of Loans	Original Balance	Current Balance	% of Current Balance
	Current	3	42,500.00	19,382.95	100.00%
	Non-current	0	-	-	0.00%
		<u>3</u>	<u>42,500.00</u>	<u>19,382.95</u>	<u>100.00%</u>

**EDA Land Fund**

Borrower	Loan Date	Int Rate	Years	Original Balance	Current Balance	Annual Payment	Status	Type	Notes
Gateway #2 TIF note	12/31/16	3.000	25	472,889.00	425,262.87		Current		TIF Guarantee
Arrow Ace TIF note	12/1/17	3.000	25	350,000.00	313,732.13		Current		TIF Guarantee
Nicolai TIF note	12/31/17	3.000	25	524,845.17	518,820.84		Current		TIF Guarantee
Marriott TIF note		3.000	25	268,000.00	268,000.00		Current		TIF Guarantee
224 Cedar TIF note		3.000	25	225,000.00	225,000.00		Current		TIF Guarantee
Total				<u>1,840,734.17</u>	<u>1,750,815.84</u>	<u>-</u>			

Profile by Loan Performance	Status	Number of Loans	Original Balance	Current Balance	% of Current Balance
	Current	4	1,840,734.17	1,750,815.84	100.00%
	Non-current	0	-	-	0.00%
		<u>4</u>	<u>1,840,734.17</u>	<u>1,750,815.84</u>	<u>100.00%</u>

# Memo

To: Economic Development Authority  
From: Brad Meier, President/CEO  
Date: 4/10/2024  
Re: OACCT Economic Development Update

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## Economic Development

- **See report for leads and 'in progress' reports.**

## Workforce

- April 17<sup>th</sup> is next Made in Owatonna Day-Agriculture Day
- Work experience grant taking applications. We can offer 10 additional work experiences this summer covering up to \$15/hour for up to 160 hours.
- Planning taking place for the 2024 'Signing Day' end of May
- SteeleCoWorks Coordinator Missy Koch has taking a new role at OHS for a 2<sup>nd</sup> Career Navigator.

## Other

- OPED: City of Owatonna up for City of Year with Real Estate Journal-April 18<sup>th</sup>-interest in attending?
- OPED: Senior Affordable Housing Tax credits
- OPED: Land Development Summit in March; Booth & Kruschke on development panel
- OPED: Annual Report
- Growth Breakfast, April 18<sup>th</sup> features MNSCU Chancellor and Riverland President
- SE MN Realtors group hosting breakfast April 18<sup>th</sup> – will feature members of OPED Team
- MJSP Board-State level over see's grants, lay off retraining

<u>Company</u>	<u>Date of Inquiry</u>	<u>Service Provided</u>	<u>Follow ups</u>	<u>Conclusion</u>	<u>Project Outcome: Green (progressing), yellow (probable); red (not moving)</u>
Franchise director for DQ US looking for a new person to run DQ franchise for Owatonna	10/9/2023	Looking for ideas on a new franchise owner for the DQ in Owatonna. They'd like to fill the space just vacated on Bridge.	Received some promotional information and have been sharing it out to business community. 01/09/24: franchisor they had lined up fell through, so still looking for one for Owatonna.		
Wants to run an adult daycare in his existing location downtown	12/4/2023	Some questions about what is needed by the city of owatonna to complete this project in current space.	Ken Beck & Brad Meier met with business owner to discuss what is needed and a realistic timeline.	Owner still working on details with architect. 2/15/24: conditional use permit approved at city.	
Looking for new site for their church	1/25/2024	Lead pastor has moved church to temporary location, wants to find an existing building with at least 10,000 sq ft	Building on the south end of Owatonna has come on the market. Discussed some information about the site with him.	Church is going to purchase land to put up a new structure.	
Group has purchase agreement on building looking for feedback on needs/use	1/8/2024	Redevelopment project that has high visitor attraction potential.	Provided ideas on the building and possible uses/needs.	2/22/24: meeting with the key investors of the project to discuss possible uses and operators.	
Discussion with developer about future projects.	2/27/2024	Discussed redevelopment sites at I35 & Hoffman as well as south end wholesale tires buildings	Did not seem like a project this individual was interested in taking on at this time.		
Development project idea for downtown Owatonna.	2/29/2024	Developer presented an idea for a new building in downtown Owatonna.	Early stages of the idea and it has some overlap with another downtown project being discussed.	Set up meeting between the two project developers for March.	
Met with new owners purchased existing business in Owatonna	3/1/2024	Plan to invest upwards of \$500,000 into the building	Improvements will allow for growth of the business.	Not asking for help with it, plan to complete in 2024.	
New attorney	2/19/2024	Divorce Attorney open Owatonna location	Planning to open small office in downtown Owatonna	Things are on-track and plan to open in April/May	
New Psychologist	2/19/2024	Psychologist opening Owatonna location	Planning to open small office in downtown Owatonna	On Track	



## EDA Report for March 2024

### Updates:

- Owatonna Community Education partnership, using Co.Starters curriculum:
  - o Small Business Academy – Monday evenings, March 18<sup>th</sup> – May 20<sup>th</sup>
  - o 7 entrepreneurs
  - o Sponsored by SMIF and SBDC

### Upcoming:

- RFP for Software Studio
- Monthly entrepreneurial event
- Design sprint workshops
- Non-traditional lending workshop for local lenders
- Marketing Workshop May 20<sup>th</sup> in partnership with Chamber, Tourism, and SBDC
- Spanish-language Small Business Academy cohort

### OABDC - March 2024

Consulting							
Clients	Sessions	Hours	New	Operating	Hours		
					2024 YTD	2023 YTD	
16	22	20.50	5	9	55.75	28.50	

Occupancy				
Manufacturing			Offices	
Total Leasable Space	34,325		Total Leasable Offices	11
Total Leased Space	19,375		Total Number of Leased Offices	10
Present Occupancy	56%		Present Occupancy %	91%
Budget Occupancy	70%		Budget Occupancy %	70%
YTD Performance to Budget	\$(2,097)		YTD Performance to Budget	\$ 1,905
YTD Performance to Budget	89%		YTD Performance to Budget	130%
Number of Tenants	7		Number of Tenants	10
Future Makerspace	1,600			



## EDA Forgivable Loan Program – March 2024

### Updates:

- 605 N. Cedar – MO Fitness/Olson
  - o Update: Receipts submitted for reimbursement
- 210 W. Main St. – Vanity LLC/Miranda
  - o \$10,000
    - Exterior – Doors, awning, and lighting
    - Update: Loan documents being drafted

### New Business:

- Online Low Doc Application
- Forgivable Loan Program:
  - o 210 W. Main St. – Vanity LLC/Miranda
    - Interior?
  - o 306 N. Cedar
- Low Doc Loan Program:
  - o 306 N. Cedar

**April 10, 2024**  
**EDA Meeting**

**EDA Projects Report**

- The developer has sold the site for the second building on the old Hardees/Budget Mart site to Redline Development Group, LLC. TIF was approved for this project. There is enough TIF being generated from the first building to pay the City back for costs associated with realigning Barney Street. Any additional TIF generated from a second building would assist the developer for costs associated with the development.
- The land swap between the City and Cemstone is completed. The City now owns the current Cemstone site and Cemstone owns 14 acres of vacant land in the industrial park. Cemstone will have 5 years to build a new facility on the new site. The City will then redevelop the current site once Cemstone moves out. Tax Increment Financing is being used to assist with the project. Cemstone has completed the plant on their new site. They will be building an office and storage space next year.
- The property at 224 North Cedar Avenue has been conveyed to Oscar and Tammy Mazariago to renovate the building into a wine lounge. Tax Increment Financing has been approved for the project. A development agreement was approved and signed for the project. Costs has gone up on the project from the time the development agreement was signed and the owner is not moving forward with the project. Staff is working with the owner to be the property transferred back to the City.
- The City has purchased the property at 117 West Bridge Street formerly owned by Centro Campesino. Construction of a new roof on the building is complete as well as other improvements. The EDA paid for the roof and other improvements with the intent of redeveloping the property and utilizing tax increment financing to recoup those costs from the project. A redevelopment project is being sought for that property.
- The City owns the property at 148 West Main Street that was damaged from a collapsed roof. A redevelopment project is being sought for that property.
- Tax Increment Financing has been approved for the redevelopment of 202 West Bridge Street. The project will renovate the entire building into retail and office space. Construction is complete on the first floor and Graif has moved into that space. Additional tenant space is being built out in the upper level of the building.
- Plans have been announced for the riverfront redevelopment project north of West Vine Street and west of North Oak Avenue. Redline Development Group will be demolishing 5 buildings, including the Chamber of Commerce building and constructing a bank building and a second building which will contain Mineral Springs Brewery, 20,000 square feet of commercial space and 70 luxury apartments. The EDA owns one of the buildings at 216 North Oak Avenue. Tax Increment Financing has been approved for this project. A development agreement has been approved. The property is being platted and easements and streets are being vacated as part of the project. Demolition of the buildings is complete and construction has begun.

- Scooter's Coffee is proposing to build a drive-through coffee shop on city owned land at the corner of South Cedar Avenue and 18<sup>th</sup> Street SW. The City Council has approved a conditional use permit for the project and purchase agreement for the property. The property has been sold. Scooters is trying to purchase the tower property and incorporate it into the site before beginning the project. Building plans have been submitted and construction is planned for this summer.
- The City has purchased the property at 126 East Fremont Street. Plans will begin to demolish the house and garage on the site. A redevelopment project is being sought for this property and the 4 other lots the City owns. The house was burned on October 22 and the rest of the site has been cleaned up. Staff is working on a plan to develop the property.
- Foamcraft is proposing to construct a 15,000 square foot addition to their existing facility in the industrial park. Tax Increment Financing has been approved for the project. Construction has begun on the site.
- The City Council approved the purchase of 139 East Pearl Street. Closing on the property occurred on October 18<sup>th</sup>. The City will be demolishing the house this spring.