

## **AMENDED ECONOMIC DEVELOPMENT AUTHORITY MINUTES**

Thursday, July 17, 2025 – 7:00 AM

EDA Members Present: Tom Spooner, Dave Campbell, Teri Menard, Christine Jeanes

Others Present: Jessica Kinser, David Wanberg, Brett Reese, Nort Johnson, Alex Baraniak, Dan Gatchell, Mike Tousignant

- 1. Call to Order/Approve Agenda:** Tom Spooner agreed to chair the meeting. He called the meeting to order at 7:00 AM. Dave Campbell made a motion to approve the agenda, and Terri Menard seconded the motion. The motion passed unanimously.
- 2. Approval of Minutes:** David Wanberg, stated that he did not have the June 26, 2025, meeting minutes prepared. So, no action was taken by the EDA.
- 3. Routine Business.** David Wanberg stated that the budget and loan reports included in the packet were not accurate. Jessica Kinser stated that once we complete our 2024 audit and transfer our financial information to the City's new accounting system, we will have an accurate picture of the EDA's finances.
- 4. Public Hearings.** There were no public hearings.
- 5. Items for Discussion.**
  - A. Approve the 2025 Service Agreement between the Faribault Economic Development Authority and the Faribault Area Chamber of Commerce and Tourism.** David Wanberg reviewed the refined Service Agreement with the EDA and noted that Nort Johnson agreed with the terms of the Agreement. Teri Menard made a motion to approve the Service Agreement as presented, and Christine Jeanes seconded the motion. The motion passed unanimously.
  - B. Provide Direction on Funding and Managing the Micro-Grant Program in 2025.** David Wanberg provided a brief review of the Micro-Grant Program that was previously funded by the EDA but administered by the Chamber through its Main Street Agreement with the EDA. Because the Chamber stopped administering the Main Street Program, the EDA did not fund the Chamber for the Micro-Grant Program in 2025. Wanberg asked if the EDA wants staff to explore how the EDA could provide

Micro-Grant funding for the remainder of 2025. Teri Menard made a motion to direct staff to bring a Micro-Grant proposal to the EDA for consideration, and Dave Campbell seconded the motion. The motion passed unanimously.

**C. Status and Direction on the EDA's Marketing Folders.**

David Wanberg updated the EDA on the status of the EDA's marketing folders and expressed his concerns about the direction that the marketing folders were heading. He asked the EDA to pause work on the folders until the new Economic Development Coordinator has a chance to weigh in on the project. Dave Campbell made a motion to pause the project, and Christine Jeanes seconded the motion. The motion passed unanimously.

**D. Clarify the Use of Downtown Commercial Rehabilitation and Exterior Improvement Loans.**

David Wanberg stated that Michael Tousignant was requesting two Downtown Rehab loans for 533 Central, whereas the Program Guidelines allow one project at a time. Tousignant wanted to apply for a \$15,000 grant to assist with tuckpointing and a \$15,000 grant to assist with replacing an exterior ramp and steps.

Tousignant also requested a \$15,000 Downtown Rehab grant to paint his rental house at 604 Central. Other CED Staff had noted that he was eligible to apply for the grant. However, Wanberg noted that he did not feel the rental house was eligible for the Downtown Rehab grant. He noted that he discussed this with Kevin Voracek, EDA Chair, and Kevin agreed that the program was intended for residential rental properties. Wanberg also noted that funding programs for residential maintenance should be administered through the HRA, but that the HRA currently does not want to fund rental properties. Wanberg noted that Tousignant wanted the full EDA to respond to his request. After much discussion, the EDA felt if the HRA was not going to provide funding for a rental house in or adjacent to the Downtown, the EDA should. *Teri Menard asked that it be added that the EDA recommend to the HRA that they look into the gap in the financing of improving rentals in Faribault.*

Deb Sonnek had informally requested a Downtown Rehab grant to rehab the façade of 16 5<sup>th</sup> Street NE. Wanberg noted that this building is the only remaining building on the north side of 5<sup>th</sup> Street NE and stated that the City's approved Downtown Master

Plan identifies that area for redevelopment. Wanberg also stated that he had let the Sonneks know that if they were interested in selling their property, the City would be interested in purchasing the property. The Sonneks expressed they were not interested in selling.

Dave Campbell made a motion that 533 Central should be eligible for one Downtown Rehab grant at a time, up to a total of two grants, per the Program guidelines. He also stated that 604 Central should be eligible for Downtown Rehab funding, given HRA does not have a program to assist rental housing property owners with exterior maintenance issues. Finally, he noted that a request to provide an EDA grant for a building that has been identified by the City for redevelopment is inconsistent with the Downtown Rehab Program. Christine Jeanes seconded the motion. The motion passed unanimously.

**E. Provide Direction on a Request for a Special Loan for the Demolition of the Former Mayo Clinic Building at 924 1<sup>st</sup> NE.**

Wanberg presented a loan request from Brett Reese to ensure the former Mayo Clinic site could be demolished as soon as possible. Brett Reese stated he is actively working on a townhome development proposal for the site, but that the building must be demolished now for life/safety/and aesthetic reasons. Teri Menard made a motion to direct staff to prepare a loan agreement for the demolition project. Chris Jeanes seconded the motion. The motion passed unanimously.

**F. Overview of the Hotel Feasibility Study Authorized by the EDA.**

Wanberg provided an overview of the hotel feasibility study. Dave Campbell made a motion to receive and file the study and distribute the study to interested parties. Chris Jeanes seconded the motion. The motion passed unanimously.

**G. Overview of Faribault's Participation in the 2025 SelectUSA Investment Summit.**

Wanberg reviewed Robert Harris III's report on his participation in the summit. Chris Jeanes made a motion to receive and file the report. Dave Campbell seconded the motion. The motion passed unanimously.

**H. Announcements and Updates.** Wanberg made announcements and updates. No action was taken by the EDA.

**6. Adjournment.** Dave Campbell made a motion to adjourn. Seconded by Teri Menard. The motion passed unanimously. Tom Spooner adjourned the meeting at 8:13 AM.

By: David Wanberg