

**Faribault Economic Development Authority**  
**Meeting Minutes**  
Thursday, March 15, 2018

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The Faribault Economic Development Authority met in the 1<sup>st</sup> Floor Public Meeting Room at City Hall, 208 1<sup>st</sup> Ave NW, Faribault, MN 55021

**Members Present:** Kay Duchene, Matt Drevlow, Matt Carlander, and Steve Underdahl  
**Members Absent:** Dave Albers, Rodney Gramse, and Gary Kindseth  
**Staff Present:** Community and Economic Development Director Deanna Kuennen, City Administrator Tim Murray, and Administrative Assistant II Sandi Tidemann  
**Presenters:** Don Ingraham-CCS, and Nort Johnson-Chamber President/CEO

1. **Call to Order**  
President Underdahl called the meeting to order at 7:05 a.m. in the 1<sup>st</sup> Floor Public Meeting Room at City Hall.
2. **Approval of Minutes**
  - A. **Minutes of February 15, 2018 Meeting**  
Action: Motion was made by Duchene and seconded by Carlander to approve the minutes of the February 15, 2018, as presented. Motion carried (4/0).
3. **Routine Business**
  - A. **Monthly Loan Status Report**  
Discussion: The reports were presented for review. No change in the delinquent loans. Staff will continue to reach out to delinquent loan recipients for a resolution.
  - B. **Permit Activity Update Report**  
Discussion: The current monthly permit activity was attached for review. The large permit is for Shattuck's new sport complex.
  - C. **Monthly Budget Status Report**  
Discussion: This report provides the EDA to with "Year-to-Date" expenditures by line item and the budgeted amounts for each. No unusual expenses to report.  
  
Action: Motion was made by Carlander and seconded by Duchene to approve all Routine Business as presented. Motion carried (4/0).
4. **Public Hearings**
  - A. None
5. **Items for Discussion**
  - A. **Cross County Soaring (CCS) -Business Assistance Request**  
Discussion: Kuennen presented Don Ingraham, owner, who gave a brief history on the services his business provides, his customers, and his desire to remain in Faribault. Mr. Ingraham has reviewed some of the options presented to him for relocation, and has decided that he intends to build and own a hangar, close to the taxiway, at the Faribault Airport. He is seeking assistance from the City and the EDA.  
  
The EDA expressed their interested in assisting CCS to allow the company to remain at the Faribault Airport. The EDA reiterated that this was part of a larger airport redevelopment project spurred by SteinAir, Inc. Administrator Murray talked about the utilities and water that would not only service CCS but would also serve other

vacant hangar spots at the airport. Administrator Murray suggested that the City would likely participate in costs associated with the utilities.

Action: The EDA, by consensus, have always wanted to help make it easier for CCS to stay and encouraged Mr. Ingraham to complete an EDA Revolving Loan application and submit for review.

#### **5B. Rice County Economic Development Discussion-Sara Folsted, County Administrator**

Discussion: Ms. Folsted could not attend and will reschedule.

#### **5C. Faribault MREJ Micro-Summit-Planning Discussion/Update**

Discussion: Kuennen updated the EDA on the Micro-Summit they will be hosting sometime in September 2018. Commissioners Carlander and Drevlow volunteered to participate on a planning subcommittee. The subcommittee met and discussed possible locations (no site has been selected, but the location would need to accommodate 75-150 people), sponsors, business tours, and a downtown reception. The initial planning meeting also included discussions on:

- Need to focus on larger businesses / business “stories”
- Highlight Faribault’s advantages
- Show how capable Faribault is to accommodate development
- Have lenders/brokers available
- End of day packet with information on “livability in Faribault”
- Thumb drive with available land, short video 5-7 mins on what’s here and why Faribault

Kuennen also would like it to be a step-up from other summits. Add economic trends and stress the foreign investment side with a map (Faribault Foods, Aldi’s, Daikin)

Action: Staff will continue working on the date, location, content, lining up speakers, etc.

#### **5E. Downtown Commercial Rehabilitation & Exterior Building Improvement Requests.**

Discussion: No applications to review at this time.

#### **5E. Opportunity Zones Support-Res. 2018-006**

Discussion: Opportunity Zones were established by Congress to encourage investment in low-income communities. Each Governor has the power to recommend to the Dept. of Treasury (through the 2017 Federal Tax Bill) tracts that would qualify for the designation. DEED has gathered information/feedback and with the help of Minnesota Housing will be making recommendation to Governor Dayton.

Rice County was determined to have two eligible census tracts, both in Faribault. The County has offered to submit Census Tracts 070902 and 070700 for consideration by the Governor. Staff is asking the EDA to approve Res. 2018-06 supporting the Designation of Qualified Census Tracts as Opportunity Zones.

Action: A motion was made by Duchene and seconded by Carlander to approve Res. 2018-06 as presented. Motion carried (4/0).

#### **5F. EDA Representation on Planning Committees**

Discussion: City Council is following a recommendation by Perkins+Will to have EDA representation on one of more of the steering committees for the upcoming planning initiatives (Comprehensive Plan, Downtown Master Plan, and Park/Open Space Plan). Staff is seeking EDA volunteers. There are three committees – which will meet over the course of approximately 18 months. All EDA members are also encouraged to participate in other ways throughout the planning processes.

Drevlow volunteered to represent the EDA and be on the Downtown Committee.

Action: None.

**5G. Updates/Project Reports**

Discussion: Kuennen asked the EDA if they had any questions or concerns with the updates. Commissioners had no questions.

Action: None

**6. Adjourn:**

Action: Motion was made by Drevlow and seconded by Carlander to adjourn the regular meeting at 8:00 a.m. Motion carried (4/0).

  
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Steve Underdahl, President

  
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Dave Albers, Secretary/Treasurer

Respectfully Submitted,

  
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Sandi Tidemann, Administrative Assistant II