City of Columbus
Economic Development Authority

DATE: November 21, 2024

PLEASE PRINT

NAME	ADDRESS

City of Columbus
Regular Economic Development Authority (EDA) Meeting
Alternative Meeting Format
MN Statute, Section 13D.021
11.21.2024

The 11.21.24 meeting of the City of Columbus Economic Development Authority was called to order at 6:30 p.m. by President Jesse Preiner at City Hall. Present were Commissioners, Karen Fleming, Ron Hanegraaf, Judy Huntosh, Janet Hegland, Sue Wagamon, Rob Busch, and City Administrator Jack Davis.

Also in attendance: None.

1. Call to Order Regular Meeting – 6:30 p.m.
2. Pledge of Allegiance
3. Approval of Agenda

Motion by Fleming to approve the agenda as written. Seconded by Fleming. Roll call vote: Busch – Aye, Huntosh – Aye, Fleming – aye; Wagamon – Aye, Hanegraaf – aye; Hegland – aye; and Preiner – aye. Motion carries.

4. Approval of the 5/16/2024 EDA Meeting Minutes

Motion by Hegland to approve the May 16, 2024 EDA Meeting Minutes. Seconded by Wagamon. Roll call vote: Busch – Aye, Huntosh – Aye, Fleming – aye; Wagamon – Aye, Hanegraaf – aye; Hegland – aye; and Preiner – aye. Motion carries.

5. Columbus EDA Agenda Items

Item 1 – Business Activity Report

City Administrator Jack Davis states that, since the last meeting, the MTW Truck Wash facility has been approved, and will be going in kitty corner to Loves. He states that a concept plan for an electric go-kart track and a warehouse building has been approved on Hornsby Street, and that the Veterinary Neurology hospital is making good progress in their construction. Davis states that construction has started on 10 family homes and a total of 338 building permits have been issued so far this year.

Davis stated that the City has a purchase agreement for the City property at the intersection of West Freeway Drive and Lake Drive. They are still working on concluding everything required with the buyer for an anticipated closing by January. The buyer is hoping to construct food services and retail business on this site. The City has also had three inquiries for the land to the North of West Freeway Drive. The land was appraised for $809,000, and City Staff is looking at potentially re-zoning the property to Mixed Use High-Density to allow multifamily residential and assisted living facilities. He stated that there have been 3 light industrial/ commercial with exterior storage inquiries; however, none of them have been in line with current City zoning ordinances or the use the City envisions for this site. Davis says that the Hy-Vee site is still on the market and Staff has had a difficult time reaching out to them. He believes that they are still being pursued by the Maverick Group, who would require an acre of the City owned land to

the north do complete their proposed gas station project. In regard to road projects, Davis states that that the Hornsby Street/Eureka St, in cooperation with Forest Lake, will be part of a request for a bonding bill and could start in 2025 or 2026.

Davis stated that there are a number of opportunities for development in the Freeway Corridor and there has been a increase in inquiries over the last few months. Hegland asks for an update on Holiday's remodel project, and Davis stated that the City has not heard from them.

Fleming asks if the purchase agreement for the City property at the intersection of West Freeway Drive and Lake Drive requires the developer to use it for either retail or food service. Davis responds that there is no use requirement in the purchase agreement.

Item 2 – EDA Re-appointment: Karen Fleming

City Administrator Jack Davis states that Karen Fleming's term of office expires December 31, 2024. Karen has expressed an interest in reappointment, and she has submitted a written request expressing her intention to request another term. The re-appointment will be scheduled for an upcoming City Council meeting. The EDA endorsed Ms. Flemmings request for reappointment.

Item 3 – EV Charging Station Grants

City Administrator Jack Davis states MNDOT has grant funds available for Fast TV charging stations along Interstate corridors for gas stations, convenience stores and hotels within one mile of an alternative fuel corridor. There are currently three businesses in our corridor that would qualify for those funds that the City will be reaching out to them with information. Huntosh asks if this is a State or Federal grant. Davis states that since it is coming from MNDOT, it could be either State or Federal or a combination of both.

Item 4 – Other

Nothing at this time.

Item 4 – Next Meeting Date

Davis stated that the next scheduled meeting will be January 16, 2025. Davis states that they will have to continue the discussion of the BR&E business interviews and determine the location of the Spring ColumBiz event.

6. Adjournment

Motion by Preiner to adjourn. Seconded by Busch. Roll call vote: Busch – Aye, Huntosh – Aye, Fleming – aye; Wagamon – Aye, Hanegraaf – aye; Hegland – aye; and Preiner – aye. Motion carries. Meeting adjourned at 6:56 pm.

Respectively submitted:
Eleanor Hahn, Recording Secretary