



MINUTES  
COHASSET ECONOMIC DEVELOPMENT AUTHORITY  
305 NW FIRST AVENUE, COHASSET, MN 55721  
TUESDAY, APRIL 5, 2022 – 5:30 P.M.

1. **Call to Order:** EDA President Greg Hagy called the meeting to order at 5:30 p.m.

2. **Roll Call:**

**Present:** EDA President Greg Hagy, Tim Carlson, Conrad Feldt, Larry Gemmill, Andy Haarklau, Scott Larson, Rod Heller, and

**Absent with Notice:** Max Peters

**Others:** Don Carlson

3. **Approve Agenda**

**Additions:** None

**Deletions:** None

*A motion was made by Gemmill /Heller to approve the agenda as written. Motion carried.*

4. **Business or Resident Input:** None

5. **Approve the February 1, 2022 EDA Minutes:** *A motion was made by Hagy/Heller to approve the February 1, 2022 EDA minutes as presented. Motion carried.*

**Chad's Meat Wagon Presentation**

Chad from Chad's Meat Wagon

Chad's BBQ Shack will be the business name, instead of Chad's Meat Wagon. The plan is to purchase the empty lot and be brand new construction from the ground up. It is going to be a 1500 square foot building, we are going to have a drive through in it and minimal indoor seating. It is going to be more of a grab and go, have the option of delivery and going to have outside patio seating area with a built in awning.

Chad had a meeting today with IEDC and the total project cost is about \$968,000.00. Chad said "Me as the owner, I will be going into a partnership with my oldest daughter and we are going to run it together. If I didn't believe it would be successful and wouldn't work, there is no way I'd be even working with it, my goal is this to pass this to my grandson and on."

In a 5 year outlook Chad does not look to sell liquor. Chad said "I want to focus on what I do and what I do well, from my point of view in this project, I am all in. I want this to come up and be a viable business for this community. I am asking the Cities permission to build this restaurant."

Max had discussed with Chad that the City would be willing to go up to 10% of the project cost as a 1% interest for 10 years. If things break right Chad would like to be there before winter hits November, December, but if we are not in there by January, that would work good for doing numbers. The goal is not to spend another winter in the trailer.

Dan from Lake Country Power said:

There are things that we could help with for rebates, if you are a Lake Country Power member. We do offer a lot of financing maybe five loans we can do for members, but we also offer a USDA loan for anybody that a business can apply for, but it is similar to what you have. It is a 10 year. 0% interest up to \$1.5 million for any business, but we have the ability to charge at 1% fee. This late in the game we may not be the guy to go to but it's good for other people to hear. Co-ops have a special USDA loan only available to the electric coops that we can support economic development, super cheap, good rates and a fairly simply application process.

Hagy would like to have the EDA think it over and discuss more.

**6. EDA Financials:** The EDA financial statement was reviewed and approved in the amount of \$849,243.56.

**7. Miscellaneous Business and FYIs:**

Dan from Lake Country Power Business and Economic Development. Wanted to introduce himself discuss interest in the Industrial Park being build up and also interested in businesses moving into the area. They are hoping that as a company they can represent some businesses and get financing for them.

**Meeting Adjourned:** Mayor Hagy at 6:15 p.m.

**ATTENDANCE CHART**

	1/04/22	2/01/22	3/01/22	4/05/22	5/03/22	6/07/22	7/05/22	8/02/22	9/06/22	10/04/22	11/01/22	12/06/22
<b>Greg Hagy</b>	P	P	P	P								
<b>Tim Carlson</b>	EA	EA	P	EA								
<b>Conrad Feldt</b>	P	P	P	P								
<b>Larry Gemmill</b>	EA	P	EA	P								
<b>Andy Haarklau</b>	P	P	P	P								
<b>Rod Heller</b>	P	P	P	P								
<b>Scott Larson</b>	P	P	EA	P								
<b>Max Peters</b>	P	P	P	EA								

- P: Present
- EA: Excused Absence
- UA: Unexcused Absence
- NM: No Meeting

Submitted by: Deputy Clerk Crystal Jarvi  
 Approved: 05/03/2022