



MINUTES
COHASSET ECONOMIC DEVELOPMENT AUTHORITY
305 NW FIRST AVENUE, COHASSET, MN 55721
TUESDAY, AUGUST 1, 2023 – 5:00 P.M.

1. **Call to Order:** EDA President Andy MacDonell called the meeting to order at 5:00 p.m.

2. **Roll Call:**

Present: EDA Members Andy MacDonell, Rod Heller, Conrad Feldt, Larry Gemmill, Shannon Benolken, Andy Haarklau, Max Peters and Mitch Kellin

Absent with Notice: None

Others: None

3. **Approve Agenda**

Additions: None

Deletions: None

A motion was made by Larry Gemmill to approve the agenda as written. Rod Heller seconded the motion. Voting in favor: Andy MacDonell, Rod Heller, Conrad Feldt, Shannon Benolken, Larry Gemmill, Andy Haarklau and Mitch Kellin; Voting against: None; Absent: None. Motion Carried.

4. **Approve the June 6, 2023 EDA Minutes**

A motion was made by Shannon Benolken to approve the June 6, 2023 EDA minutes as presented. Mitch Kellin seconded the motion. Voting in favor: Andy MacDonell, Rod Heller, Conrad Feldt, Shannon Benolken, Larry Gemmill, Andy Haarklau and Mitch Kellin; Voting against: None; Absent: None. Motion Carried.

5. **Resident Input:** None

6. **EDA Financials; June \$428,835.51 & July \$429,006.15**

A motion was made by Rod Heller to approve the June EDA Financials in the amount of \$428,643.96 and July EDA Financials in the amount of \$429,006.15. Larry Gemmill seconded the motion. Voting in favor: Andy MacDonell, Rod Heller, Conrad Feldt, Shannon Benolken, Larry Gemmill, Andy Haarklau and Mitch Kellin; Voting against: None; Absent: None. Motion Carried.

7. Miscellaneous Business and FYIs:

Andy MacDonell updated the EDA that the L&M project distribution center has moved to Grand Rapids. There was discussion held in regard to Cohasset’s business package compared to Grand Rapids’ business package.

Andy MacDonell reported there is another business interested in building a 50,000 square foot building in the Industrial Park. They are awaiting permitting. Max Peters reported there are at least three different site options that will work out well for them and hopefully one that works really well for us. Discussion was held on the type of business it is. Andy MacDonell stated that 2% of the profits have to go back to non-profits in the City in Cohasset.

There was discussion about the car dealership. Max Peters updated that we have a signed purchase agreement but the closing of the property still needs to take place.

Max Peters reported the bids have been opened for the Spec Building in the Industrial Park starting at \$6.3 million approximately \$2.5 million over budget from 2017. The new project cost estimate is \$6.7 million. The EDA grant is \$3.8 million and the City of Cohasset match is \$845 thousand. Normally the City of Cohasset would have to cover the loss but due to other projects are giving money back we are working with FED EDA to cover the difference. At the current bid dollars and if we were to acquire the additional grant and TIF the City is looking at covering approximately \$540,000.00. Shannon Benolken asked if there are businesses right now interested in moving into the Spec Building. Max Peters responded “yes”.

An update was given on the animal shelter. They are in the process of doing fundraisers to be able to build the building. There was discussion on a possible land exchange.

Max Peters offered an update on the proposed housing project.

Meeting Adjourned at 6:00 p.m.

2023 ATTENDANCE CHART												
	1/3/23	2/7/23	3/7/23	4/4/23	5/4/23	6/6/23	7/4/23	8/1/23	9/5/23	10/3/23	11/7/23	12/5/22
Andy MacDonell	P	P	P	P	P	P	NM	P				
Larry Gemmill	P	P	EA	P	P	P	NM	P				
Conrad Feldt	P	P	P	P	P	P	NM	P				
Max Peters	P	P	P	P	P	P	NM	P				
Rod Heller	P	P	P	P	P	P	NM	P				
Andy Haarklau	P	P	EA	P	EA	EA	NM	P				
Mitch Kellin	-	-	-	P	p	EA	NM	P				
Shannon Benolken	-	-	-	P	P	P	NM	P				
P: Present EA: Excused Absence UA: Unexcused Absence NM: No Meeting												

Submitted by: Deputy Clerk Crystal Jarvi

Approved: 09/26/2023