



MINUTES
COHASSET ECONOMIC DEVELOPMENT AUTHORITY
305 NW FIRST AVENUE, COHASSET, MN 55721
TUESDAY, SEPTEMBER 5, 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, Max Peters and Mitch Kellin

Absent with Notice: EDA Members Shannon Benolken and Andy Haarklau

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: EDA Members Andy MacDonell, Rod Heller, Conrad Feldt, Larry Gemmill and Mitch Kellin; Voting against: None; Absent: EDA Members Shannon Benolken and Andy Haarklau. Motion Carried.

4. **Resident Input:** None

5. **Approve the August 1, 2023 EDA Minutes**

A motion was made by Rod Heller to approve the August 1, 2023 EDA minutes as presented. Mitch Kellin seconded the motion. Voting in favor: EDA Members Andy MacDonell, Rod Heller, Conrad Feldt, Larry Gemmill and Mitch Kellin; Voting against: None; Absent: EDA Members Shannon Benolken and Andy Haarklau. Motion Carried.

6. **August EDA Financials \$429,168.38**

Rod Heller verified that all the financials are up to date. Andy MacDonell requested that the prior two months financial statements be included along with the newest financial statement in each agenda packet allowing the EDA members to track the EDA loan payments. Max peters suggested that there could be a column added if there are any delinquent payments.

The August EDA Financial statement in the amount of \$429,168.38 was reviewed.

7. Miscellaneous Business and FYIs:

Max Peters updated the EDA members that the building permit has been submitted for the Dondelinger development in the Industrial Park. Max Peters added that we are waiting for the ALTA survey to be completed by S.E.H. and then we can close on the property. Further discussion was held on the development for the Dondelinger auto dealership and future Industrial Park projects.

Max Peters further updated there are negotiations in place with a company for a 70,000 square foot building in the Industrial Park. Andy MacDonell stated it went from 40,000 square feet to 70,000 square feet as the company is still in the design process.

Max Peters stated the City of Cohasset is waiting to hear back from the Federal EDA on the 25,000 square foot Spec Building project in the Industrial Park. The City of Cohasset had preliminary talks with the Federal EDA in hopes they would come back at 80 percent of the over run and the Federal EDA came back with a lower percentage. The City of Cohasset is looking at other funding sources or partners to come in and fill the gap. Andy MacDonell asked when the Federal EDA money have to be returned if there is no project. Max Peters stated the Federal EDA money ends December of 2024. Andy MacDonell stated when talking to the two low bidders there could be some value engineering done and a couple clarifications on specs which could possibly get rid of \$50,000 to \$150,000. Max Peters stated the Spec Building project is in a tough spot at the moment.

Max Peters updated the EDA Members that the Downtown Development now has DNR permit. The Army Corp is still in the permit processing stage on their end and they seem to be navigating toward longer timelines, which is what has been the reason other projects in our area have been killed. Larry Gemmill asked what legalities the City of Cohasset will have if the Army Corp approved the permit for the Downtown Development. Max Peters stated there would be zero, then it would move on to finding developers for the project. Max Peters further explained that the project has the following elements the hotel, housing, retail, sports complex and the marina that all go hand in hand.

Meeting Adjourned at 5:34 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	P			
Larry Gemmill	P	P	EA	P	P	P	NM	P	P			
Conrad Feldt	P	P	P	P	P	P	NM	P	P			
Max Peters	P	P	P	P	P	P	NM	P	P			
Rod Heller	P	P	P	P	P	P	NM	P	P			
Andy Haarklau	P	P	EA	P	EA	EA	NM	P	EA			
Mitch Kellin	-	-	-	P	p	EA	NM	P	P			
Shannon Benolken	-	-	-	P	P	P	NM	P	EA			
P: Present			EA: Excused Absence			UA: Unexcused Absence			NM: No Meeting			

Submitted by: Deputy Clerk Crystal Jarvi
 Approved: 10/03/2023