

ENDA
REGULAR MEETING - ECONOMIC DEVELOPMENT AUTHORITY (EDA)
Wednesday, June 8, 2022 – 6:00 p.m.
Mississippi Room, Monticello Community Center

Commissioners: President Steve Johnson, Vice President Jon Morphew, Treasurer Tracy Hinz, Ollie Koropchak-White, Hali Sittig and Councilmembers Lloyd Hilgart and Jim Davidson

Staff: Executive Director Jim Thares, Rachel Leonard, Angela Schumann, Sarah Rathlisberger and Hayden Stensgard

1. Call to Order
2. Roll Call 6:00 p.m.
3. Consideration of Additional Agenda Items
4. **Consent Agenda**
 - a. Consideration of Approving Regular Meeting Minutes – April 27, 2022
 - b. Consideration of Approving Regular Meeting Minutes – May 11, 2022
 - c. Consideration of Approving Payment of Bills
 - d. Consideration of Adopting Resolution No. 2022-12 Removing Parcels from TIF District No. 1-22
 - e. Consideration of Adopting Resolution No. 2022-13 Modifying TIF District No. 1-42 Plan Budget
 - f. Consideration of Adopting Resolution No. 2022-14 Modifying TIF District No. 1-43 Plan Budget

Regular Agenda

5. **PUBLIC HEARING:** EDA Land Sale – Lot 1, Block 5 Country Club Manor First Addition
6. **PUBLIC HEARING:** EDA Land Sale – Lot 1-21, Block 1, Country Club Manor First Addition
Lot 1-11, Block 2 Country Club Manor First Addition
Lot 1-11, Block 3, Country Club Manor First Addition
Lot 1-21, Block 4, Country Club Manor First Addition
Outlot A, Country Club Manor First Addition
Outlot B, Country Club Manor First Addition
Outlot C, Country Club Manor First Addition
7. Consideration of Adopting Resolution No. 2022-15 Authorizing a Purchase and Development Agreement with Headwaters Development for Lot 1, Block 5, Country Club Manor, First Addition, in the amount of \$1.00 related to an Apartment development

proposal in connection with and supported by Affordable Housing TIF District 1-42

8. Consideration of Adopting Resolution No. 2022-16 Authorizing a Purchase and Development Agreement with Headwaters Development for Lots 1-21, Block 1; Lots 1-11, Block 2; Lots 1-11, Block 3; Lots 1-21, Block 4; Outlot A, Outlot B, and Outlot C, all in Country Club Manor, First Addition in the amount of \$1.00 related to a Twin home Villas development proposal in connection with and supported by Affordable Housing TIF District 1-43
9. Consideration of endorsing Duffy Development's Low Income Housing Tax Credit application to Minnesota Housing Financing Agency (MHFA) related to a multi-family apartment development proposal and potential establishment of an Affordable Housing Tax Increment Financing (TIF) District
10. Consideration of Authorizing an Amendment to the WSB Structural Engineering Analysis Consulting contract scope of work and pricing in the amount of \$42,048 related to Block 52 redevelopment demolition and construction activities
11. Economic Development Director's Report
12. Adjourn