

**Zumbrota Economic Development Authority Agenda**  
**7:00 A.M. Wednesday, March 15, 2017**  
**Zumbrota City Hall, 175 West Avenue**

- 1. Call Meeting to Order**
- 2. Amend/Adopt Agenda**
- 3. Approve Regular Meeting Minutes of Wednesday, February 15, 2016**
- 4. Monthly Financial Report & Accounts Payable**
- 5. New Business**
  - A. Aranyi Proposal – Midwest Dental Clinic**
  - B. Viewpoint Consulting Group Proposal - Initial Demand Estimate for Workforce Rental Housing**
  - C. Appointments& Election of Officers**
- 6. Unfinished Business**
  - A. 2017 Action Plan**
- 7. Reports**
- 8. Adjourn**

**Please contact EDA Secretary Dan King at 732-7318 if you are unable to attend.**

**EDA Minutes**  
**Wednesday, March 15, 2017**  
**Zumbrota City Hall 7:00 a.m.**

Present: Acting President Richard Meyerhofer, Members Bill Eberhart, Brenda Lerum, Tina Hostager and Sara Durhman. Absent Brian Haugen and Erik Bengtson

Also Present: Bob Aranyi, De nova Development; Dr. Andrew Christianson, Midwest Dental and Community Development Director Dan King.

The meeting was called to order by Acting President Richard Meyerhofer at 7:00 a.m.

**2. Agenda**

**Motion Eberhart, second Lerum to approve the agenda as submitted.**

**Carried 5-0-0**

**3. Minutes**

**Motion Lerum, second Hostager to approve the minutes of the February 15<sup>th</sup>, 2017 EDA meeting. Carried 4-0-1 (Meyerhofer abstains)**

**4. Financial Reports**

**Motion Eberhart, second Meyerhofer to approve the financial report and accounts payable. Carried 5-0-0**

**5. New Business**

**A. Aranyi Proposal – Midwest Dental Clinic**

Members reviewed a proposal from Mr. Bob Aranyi, De Novo Development, for a 2,600 square foot building on the southern quarter of the Former Grover lot. The building is for the relocation and expansion of Midwest Dental. It was noted the proposal as submitted is in response to suggestions made after a plan was reviewed in December, 2016. The plan takes only a quarter of the lot, rather than half. It also locates the building on the West Avenue lot line with parking in the rear rather than front yard. The structure will likely have an estimated market value of \$400,000 +/-, which will likely generate about \$14,000 in property taxes (total). The 7,200 square foot parcel is proposed to be sold at market rate, or \$1.50/sf for a total of \$10,800. It was noted the project would keep the local dentist downtown and lead to an additional dentist and support staff. Staff stated if the proposal is received well a public hearing could be set for the April meeting to consider entering into a purchase agreement with De Novo Development.

**Motion Hostager, second Eberhart to direct staff to schedule a public hearing for April 19<sup>th</sup>, 2017 to consider sale of land to De Novo Development for construction of a 2,600 square foot dental clinic. Carried 5-0-0.**

**B. Workforce Housing Development Program**

Staff shared information on a new program from the MN Department of Employment and Economic Development (DEED) assisting communities with market rate rental development. A proposal from Vantagepoint Consulting to update the 2015 Demand Estimate was reviewed. This update includes all potential rental tenants and not age restricted. The fee for this service is

\$4,400. Staff stated the Zumbrota Telephone Company has agreed to cover this cost for the EDA.

**Motion Durhman, second Meyerhofer to contract with Vantagepoint Consulting to update the Rental Housing Demand Estimate. Carried 5-0-0**

**6. Unfinished Business**

**A. Election of Officers**

**Motion Durhman, second Hostager to appoint the following EDA Officers:**

<b>President</b>	<b>Richard Meyerhofer</b>
<b>Vice-President</b>	<b>Bill Eberhart</b>
<b>Treasurer</b>	<b>Erik Bengtson</b>
<b>Asst. Treasurer</b>	<b>Brian Haugen</b>

**Carried 5-0-0**

**7. Reports**

Durhman stated the Guilty Goose is proposing an addition to accommodate a kitchen expansion.

There being no further business President Meyerhofer adjourned the meeting at 7:55 am.

Respectfully Submitted,

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Dan King, Secretary