

Zumbrota Economic Development Authority Minutes
5:30 PM Wednesday, October 19th, 2022
Zumbrota City Hall, 175 West Avenue

PRESENT: Richard Meyerhofer, Lindsey Raasch, Sara Durhman, Terry Johnson, and Dave Dahlen. Also present are Community Development Director Kurt Meister, Communications Specialist & Account Technician Miranda Raasch, City Administrator Brian Grudem, and Jennifer Lester of Bleu Duck Kitchen.

NOT PRESENT: Brian Haugen, Tina Hostager

1. **Call Meeting to Order** – at 5:31 PM by Richard Meyerhofer

2. **Amend/Adopt Agenda –MOTION DUHRMAN**, second RAASCH to adopt the agenda with proposed amendments. Carried unanimously.

3. **Approve Regular Meeting Minutes of Wednesday, August 17th, 2022 – MOTION** DUHRMAN, second MEYERHOFER to approve the meeting minutes from Wednesday August 17th, 2022. Approved 4-0-1 with Johnson abstaining.

4. **Monthly Financial Report & Accounts Payable – MOTION RAASCH**, second DUHRMAN to approve Monthly Financial Report and Accounts Payable. Carried unanimously.

5. **Public Hearings**
 - A.

6. **Old Business**
 - A. **Speakers for Main Street** – These have been purchased and are planned to be installed in November 2022.

7. **New Business**
 - A. **Bleu Duck Presentation** – Jennifer Lester, co-owner of Bleu Duck Kitchen in Rochester presented to the board her, and her business partners plans for a new restaurant in Zumbrota. The new restaurant would be located under the building at 308 Main St South.

They are hoping for a tavern feel restaurant with elevated comfort food with an anticipated 67-70 seats. Their buildout costs are estimated around \$352,000. The largest expense is their kitchen equipment with the vent hood estimated to cost around \$100,000. They would like to open late Spring/early Summer of 2023. A subcommittee has already been created and will meet prior to the November meeting to discuss potential funding options.

- B. Façade Improvement** – Four local businesses have contacted City Staff recently requesting funds for façade improvement. The board recommended guiding these businesses to apply for grants as the EDA does not currently have funds available for projects like this.
- C. Midwest Livestock Systems** – Midwest Livestock Systems inquired about the EDA owned lot just west of their current location. The land is assessed at \$184,300. Meyerhofer would like staff to find out what the market value of the lot is.

8. Reports

- A. Quarter 3 Reports** – There were 55 building permits issued with a total valuation of \$2,082,462. Five new single-family homes were built with an average price of \$313,200 per home.

Quarter 2 Reports – There were 47 building permits issued with a total valuation of \$2,468,776. Five new single-family homes were built with an average price of \$335,257 per home.
- B. Chubby Chique Boutique** – They recently moved from 282 S. Main St to 224 S. Main Street. Dwell Local plans to take up their previous store front. Innocent Duck games will move to the back of 216 S Main St.
- C. RDT Tour** – The Regional Development Tour, held by CEDA, was held in the end of September 2022. The tour began in Zumbrota, then traveled to Lake City and Goodhue, and ended in Zumbrota at the Covered Bridge Restaurant. This was very well received with around 50 people attending.

9. Meeting adjourned at 6:26 PM.

10.