

Zumbrota Economic Development Authority Minutes
5:30 PM Wednesday, December 20, 2023
Zumbrota City Hall, 175 West Avenue

PRESENT: Bob Hawley, Dave Dahlen, Sara Durhman, Terry Johnson (at 5:44 PM,) Brian Haugen, and Todd Hammel. Also present are Community Development Director Kurt Meister, Communications Specialist & Account Technician Miranda Raasch, and City Administrator Brian Grudem.

NOT PRESENT: Lindsey Raasch

1. **Call Meeting to Order** – at 5:33 PM by BRIAN HAUGEN

2. **Amend/Adopt Agenda –MOTION HAWLEY**, second DURHMAN to adopt the agenda. Carried unanimously.

3. **Approve Regular Meeting Minutes of Wednesday December 21, 2023 – MOTION DURHMAN**, second DAHLEN to approve the meeting minutes from Wednesday December 21, 2023 with updated attendance list. Carried unanimously.

4. **Monthly Financial Report & Accounts Payable – MOTION DAHLEN**, second HAMMEL to approve the monthly financial report & accounts payable from November 2023. Carried unanimously.

5. **Public Hearings**
 - A.

6. **Old Business**
 - A. **UCC Task Force Update** – The first task force meeting will be held in January. Exact date is to be determined yet. MN Energy grant will be applied for in January of 2024 as they ran out of grant money for 2023. This money would be used toward engineering costs. Meister mentioned the potential to approach the Fire Board to use their meeting area as a

rental space. This could potentially help generate some dollars for the Fire Department.

7. New Business

A. Nilssen's Developments – Nilssen's recently submitted a variance application for a drive-thru Caribou window. Work has already begun on a drive-thru, but the county will not allow it due to the view restrictions it causes pulling onto 1st St from the drive-thru lane. They are working towards a solution to this issue.

B. EDA Lots – One of the EDA owned lots may be subject to taxation next year due to the Four-Year Knockdown Rule. The Four-Year Knockdown Rule is a provision in the TIF Act that requires development activity to take place on each parcel within a tax increment financing (TIF) district within four years from the date of certification of the original net tax capacity of the district. If development activity on a parcel has not begun within the required time frame, no additional tax increment may be collected from that parcel and its value must be excluded from the district's original net tax capacity.

8. Reports

A.

9. The meeting adjourned at 6:19 PM.