



Watertown Economic Development Authority

Ken Grotbo
Cory Mitteness
Roxanne Wilmes
Mike Walters
Lindsay Guetzkow

2/2/2021 - Minutes

1. Roll Call

EDA Chair Ken Grotbo called the Economic Development Authority Meeting to order at 8:30 a.m. via Zoom.

EDA members present: Grotbo, Roxanne Wilmes, Mike Walters, and Lindsay Guetzkow.

Staff present: City Administrator Shane Fineran and Administrative Services Director Lynn Tschudi.

2. Adopt Agenda

WILMES MOVED, WALTERS SECONDED A MOTION TO ADOPT THE AGENDA AS PRESENTED. ALL PRESENT VOTED AYE. MOTION CARRIED.

3. New Business

3.A. December 3, 2020 EDA Minutes

WILMES MOVED, WALTERS SECONDED A MOTION TO APPROVE THE MINUTES FROM DECEMBER 03, 2020. ALL PRESENT VOTED AYE. MOTION CARRIED.

3.B. EDA Officer Roles

City Administrator Shane Fineran said officer roles are appointed annually. Current roles are Ken Grotbo - President, Roxanne Wilmes - Vice President, Cory Mitteness - Treasurer, and Lynn Tschudi - Secretary and Assistant Treasurer.

WALTERS MOVED, WILMES SECONDED A MOTION FOR ALL OFFICERS TO REMAIN IN CURRENT ROLES FOR 2021. ALL PRESENT VOTED AYE. MOTION CARRIED.

3.C. Carver County CDA Community Growth Partnership Application

City Administrator Fineran said there are Community Growth Partnership grants available for projects through the Carver County Community Development Authority. The application period is once per year and is approaching soon.

Fineran said there is a project in Watertown that has shown interest in the Industrial Park for the development of 17 acres of land. The land would be developed into 9 buildings ranging in size from 12,000 to 19,000 square feet in size. The buildings would offer high end personal storage spaces as

well as business incubator spaces.

The Carver County CGPI program could grant up to \$100,000 for this project to be used for Phase 1 buildout consisting of four buildings. Fineran said the developer intends to submit land use applications for site plan approval soon so that development can commence as soon as possible. He compared the project to similar projects in Medina and Chanhassen and said the project could increase the market value significantly.

In addition to the CGPI, the developer showed interest in applying for the utility trunk waiver program. Fineran said that application will not be considered until a building permit is received.

Fineran said he was informed that this project is one of three projects in the running for the Community Growth Partnership Grant funds in Carver County so he is confident the project will be funded.

EDA Member Wilmes asked if there is a liability to the EDA if the project does not get completed or if the buildings do not sell. Fineran said the developer has 18 months to use the funds and must show proof of expense to the CDA before receiving any money. Further, the EDA acts as a passthrough for the funds. Council Member Walters said he supports this project and the growth in the Industrial Park. Council Member Guetzkow said it makes sense to help the landowner find a way to develop his land.

EDA Chair Grotbo was glad to see that the project is not just for rich people's storage units and that there are units being built for businesses as well.

WILMES MOVED, GUETZKOW SECONDED A MOTION TO ADOPT RESOLUTION 2021-02, APPROVING THE APPLICATION FOR COMMUNITY GROWTH PARTNERSHIP INITIATIVE GRANT PROGRAM. ALL PRESENT VOTED AYE. MOTION CARRIED.

4. Updates

Fineran updated there were 8 applicants for the emergency relief program. He said there were around 7-8 businesses that received county funding of \$20,000. Chamber Checks were mailed and received by Watertown residents.

5. Adjourn

WALTERS MOVED, WILMES SECONDED A MOTION TO ADJOURN THE EDA MEETING AT 8:56 A.M. ALL PRESENT VOTED AYE. MOTION CARRIED.

309 Lewis Avenue South; P.O. Box 279, Watertown, MN 55388