



## **Watertown Economic Development Authority**

Ken Grotbo  
Cory Mitteness  
Roxanne Wilmes  
Mike Walters  
Fred McGuire

5/25/2023 - Minutes

### 1. Roll Call

EDA Chair Ken Grotbo called the Watertown Economic Development Authority meeting to order at 8:30 am on May 25, 2023, in the Council Chambers of City Hall.

EDA Members Present: Ken Grotbo, Roxanne Wilmes, Fred McGuire, and Mike Walters.

EDA Members Absent: Cory Mitteness.

Staff Present: City Administrator, Jake Foster and Maggie Reisdorf, Administrative Services Director.

Other Present: None.

### 2. Adopt Agenda

WILMES MOVED, MCGUIRE SECONDED A MOTION TO ADOPT THE AGENDA AS PRESENTED.  
MOTION PASSED 3-0.

### 3. New Business

#### 3.A. Minutes - March 30, 2023

WILMES MOVED, MCGUIRE SECONDED A MOTION TO ADOPT THE MARCH 30, 2023, EDA MINUTES AS PRESENTED. MOTION PASSED 3-0.

#### 3.B. Community Growth Partnership Grant – Jefferson Avenue, LLC

Foster introduced this item to the EDA. He informed that the new owner of 701-709 Jefferson Ave SW, Parker Smith, is continuing to work through the redevelopment project on that site. He explained that Smith has converted that existing building into multi-tenant leasable workspaces and that there are 25 individual workspaces that are available to be leased to small to medium sized businesses that fit within the light industrial business space.

WALTERS ENTERED THE MEETING AT 8:37 AM.

Foster stated that Smith envisions a wide variety of potential uses for the spaces including, but not limited to: plumbers, electricians, builders, repairs shops, wood working, etc. Foster informed that each unit will be 1,000 sf or larger, with the largest space being 20,000 sf. He said that the large space is currently occupied by "Hooked on Classics".

Foster explained that in addition to the interior improvements, Smith has added (and will be adding more) parking, addressed parking issues and paved (will pave more) parking lots in the front and back of the building(s). Foster said that Smith is addressing stormwater issues, building roadways around the site, and updating lighting, landscaping, and façade.

Foster reviewed the overall cost of the redevelopment of the site, which is about \$5,000,000, which includes the property acquisition, utility, and building upgrades, as well as sitework.

Foster informed that the Watertown EDA approved and supported an application between Carver County CDA's Community Growth Partnership initiative in 2022, in which Smith's project was granted \$100,000. Foster stated Smith and Jefferson Ave, LLC are asking to submit another application to the Initiative in 2023 for the same amount of \$100,000.

Foster explained that after review, staff supports the application and recommends that the EDA approve Resolution 2023-03 EDA authorizing and supporting the application to be submitted to the Carver County CDA's Community Growth Partnership Initiative program.

McGuire asked if this was an annual grant.

Foster informed that the grant was generally offered on an annual basis from the Carver County CDA and that it is essentially a city/developer collaborative submission process. Foster explained that County reviews all submissions.

Walters explained that it is a good project, and that redevelopment of that site is needed and a real benefit to that area and the community. Walters said that these spaces are affordable spaces for small to medium-sized businesses.

WILMES MOVED TO APPROVE RESOLUTION 2023-03EDA, THE APPLICATION FOR COMMUNITY GRANT PARTNERSHIP INITIATIVE GRANT PROGRAM. WALTERS SECONDED. MOTION PASSED 4-0.

#### 4. Updates

McGuire asked about a potential hardware store coming to the city.

Foster stated that he has a meeting that day with the interested developer.

Foster informed that the City was recently awarded \$3 million in funds from the State of Minnesota for the upcoming Water Tower Project that will construct a second water tower for the city.

Wilmes asked about the upcoming potential legalization of marijuana.

Foster stated that it is still being discussed at the State level and final information will be available soon. He informed that it will likely be licenses through the State of Minnesota and will allow some control at the local level as far as zoning and number of available licenses.

Wilmes stresses being proactive in the process.

Foster informed that the city will be receiving a one-time public safety AID in the amount of \$200,000 that will likely go into the Fire Department CIP Fund.

5. Adjourn

WALTERS MOVED, MCGUIRE SECONDED A MOTION TO ADJOURN THE MEETING AT 9:15 AM.  
MOTION PASSED 4-0.

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