



Goodhue Economic Development Authority (EDA) Meeting Minutes  
6:00 pm, December 27, 2023  
In-Person Meeting, First Floor Conference Room, City Hall

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Board Members Present: Mayor Ellen Anderson-Buck, Patrice O’Reilly, Joe Benda, Jason Thuman, Chris Schmit

Board Members Absent: None

City Staff Present: Jason Mandelkow

Guests: Cailin Richard, McCrae Olson, Kyle McKeown, Wayne Gadiant, Dale Johnson

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**Call to Order**

6:00 pm

**Adoption of Agenda**

Unanimous adoption of agenda with a motion from O’Reilly and a second from Schmit (4-0-0) with one amendment to the agenda, creating Other item 4(a) Presentation from Wayne Gadiant.

**CEDA Update**

EDA Coordinator Cailin Richard presented EDA meeting minutes from October 25, 2023 and November 29, 2023 for approval. With a motion from Schmit and a second from O’Reilly (4-0-0), the Board unanimously approved the **Economic Development Authority Meeting Minutes from October 25, 2023 and November 29, 2023** as written.

EDA Coordinator Richard provided an update on the existing **Tax Increment Financing note with Fabtech**, sharing that herself and Fabtech leadership are both working with attorneys from Kennedy & Graven to finalize the note and begin payments. Coordinator Richard shared that she would be asking Council to amend their meeting agenda to include holding a public hearing, which notification was published for in accordance with state statute, to adopt a business subsidy policy. Coordinator Richard shared that she was advised by the attorneys that having a business subsidy policy in place at the City was a requirement in administering a tax incentive like TIF, and that once the policy was formally adopted by the City she would work with Fabtech leadership to sign all necessary paperwork and move the process forward.

*EDA Board Member Benda arrived at 6:07 pm.*

EDA Coordinator Richard provided an update on her **January Goodhue community work days**, sharing that she would be in town on the days that coincide with City Council meetings.

### **Other Items**

Wayne Gadiant requested Kyle McKeown, Gas Manager for the City of Goodhue, present on his behalf. The EDA Board agreed to allow McKeown to lead the presentation. **McKeown presented information to the Board on the impacts of selling City-owned land for single-family housing development.** McKeown shared how infrastructure for Swanson Heights Second Addition was funded and the different kinds of revenue that was generated for the City from housing development on the site. There were questions from the Board, clarifying the number of houses developed as part of Swanson Heights Second Addition. McKeown shared further information on the benefits of future development on additional land owned by the City. There was discussion amongst the Board on how much development the City could support, awaiting the creation of the new Sanitary District. EDA Board President Anderson-Buck requested that the EDA Board, the City Engineer and Public Works Director have a conversation to create short-term and long-term strategic development plans for the City. City Attorney Vose clarified if the City was choosing whether to sell the entire remaining property or retain it for development, and inquired how much land the City owned for potential future development. EDA Board members answered Attorney Vose's questions, sharing that the City owned 27 acres, and was planning to retain the land for future development.

### **Adjournment**

Motion to adjourn was made at 6:14 pm by Thuman and seconded by O'Reilly (5-0-0).

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Respectfully submitted,  
Cailin Richard, EDA Coordinator