

EDA Board Meeting

Main Conference Room – City Center
7 AM Friday January 27th, 2006

Updated: 26 January 2006

AGENDA

- I. Call to Order
- II. Approve Agenda
- III. Review & Approve Meeting Minutes
 - A. December 23rd EDA Board meeting
 - B. December 21st Finance Team Meeting
- IV. Review December Financial Statements – Ken Merrill
- V. Director's Report
 - A. Liquor Hutch
 - B. Cornerstone Commons – Rix Corner Redevelopment
 - C. Downtown Streetscape Project
 - D. Industrial Park Development
 1. Goebel Property
 2. Cenex
 - E. Business Recruitment
- VI. Election of Officers for 2006 (required by statute M.S. 469.096)
 - A. President 1-year term
 - B. Vice-President
 - C. Treasurer 1-year term
 - D. Secretary 1-year term (can be non-Commissioner)
 - E. Assistant Treasurer (can be non-Commissioner)
- VII. 2005 Annual Report & 2006 Work Program
- VIII. Grant & Loan Applications
 - Sign & Awning Grant Program**
 - Venus Salon & Spa (47 Main Street North) \$975
Heidi Pulkrabek
 - Glass Apple (Grant Adjustment) \$300
- IX. Eminent Domain
- X. Chamber Update
- XI. Other Business
- XII. Set Next Meeting – February 24th
- XIII. Adjourn

EDA Board Meeting

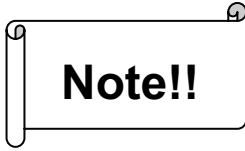
Main Conference Room – City Center
7 AM Friday February 24th 2006

Updated: 21 February 2006

AGENDA

- I. Call to Order
- II. Approve Agenda
- III. Review & Approve Meeting Minutes
 - A. January 27th EDA Board meeting
 - B. January 18th Finance Team Meeting
- IV. Review January Financial Statements – Ken Merrill
- V. Director's Report
 - A. Liquor Hutch
 - B. Cornerstone Commons
 - C. Goebel Property
 - D. Company "X"
 - E. Schmeling Property
 - F. Hwy 7 & Bridge
 - G. Eminent Domain
- VI. Grant & Loan Applications

NONE
- VII. Request for Loan Subordination
- VIII. EDA Funding Levy
- IX. Goebel Property
- X. Chamber Update
- XI. Other Business
- XII. Set Next Meeting – March 24th
- XIII. Adjourn



EDA Board Meeting

Main Conference Room – City Center
7 AM Wednesday March 29th 2006

Updated: 29 March 2006

AGENDA

- I. Call to Order
- II. Approve Agenda
- III. Review & Approve Meeting Minutes
 - A. February 24th EDA Board meeting
 - B. February 15th Finance Team Meeting
- IV. Review February Financial Statements – Ken Merrill
- V. Director’s Report
 - A. Cornerstone Commons
 - B. Company “X”
 - C. Nordic Components
 - D. G.R. Creations
 - E. Industrial Park Sign
 - F. Grant Writing
- VI. DEED Redevelopment Grant / Appraisal
- VII. Goebel Property
- VIII. Post Office – Project Status
- IX. EDA Funding Levy
- X. Grant & Loan Applications

Sign & Awning Grant Program

Security Coin & Pawn 140 North Main Street, Suite B	\$1,660
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Name Your Frame & Photography (Tamela Schultz) 35 2 nd Avenue SW	\$2,000
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Commercial Rehabilitation Loan Program

The Glass Apple (Cheryl Labat) 132 Main Street South	\$4,000
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- XI. Chamber Update
- XII. Other Business
- XIII. Set Next Meeting – April 28th
- XIV. Adjourn

EDA Board Meeting

Main Conference Room – City Center
7 AM Friday April 28th 2006

Updated: 21 April 2006

AGENDA

- I. Call to Order
- II. Approve Agenda
- III. Review & Approve Meeting Minutes
 - A. March 29th EDA Board meeting
 - B. March 15th Finance Team Meeting
- IV. Review March Financial Statements – Ken Merrill
- V. Director's Report
 - A. Cornerstone Commons
 - B. Downtown Streetscape
 - C. Hwy 7 Project
 - D. Company "X"
 - E. Nordic Components
 - F. G.R. Creations
 - G. Medisyn Technologies
 - H. Industrial Park Sign
 - I. Goebel Property
- VI. Minnesota Investment Network – Consider establishment of **Hutchinson RAIN Fund?**

BR & E Visits

- 1) NAPA
- 2) Frank Motors
- 3) Standard Printing
- 4) Erickson Auto

Gentlemen – For your review, I have put together some information on an economic development financing tool that is gaining popularity in the State of Minnesota and the upper mid-west. (**See ATTACHED**) To summarize:

"Minnesota Investment Network builds local capacity to make equity investments a reality by organizing RAIN *funds* in communities throughout Minnesota. RAIN *funds* are a series of formal investment funds that pool the intellectual and financial resources of accredited individuals and institutional investors. They provide seed and growth equity capital for emerging companies in their communities. RAIN *funds* are structured as limited liability companies (LLC) and function like mini-quasi venture funds."

Is this something we should investigate further?

- VII. Update on acquisition of former Pet Hospital building
- VIII. Grant & Loan Applications
 - Sign & Awning Grant**
Venus Salon & Spa, 47 Main Street North \$350 adjustment
- IX. Performance Review of EDA Director – 2005 (Gary Plotz)
- X. Chamber Update
- XI. Other Business
- XII. Set Next Meeting – May 26th
- XIII. Adjourn

EDA Board Meeting

Main Conference Room – City Center
7 AM Friday May 26th 2006

Updated: 25 May 2006

AGENDA

- I. Call to Order
- II. Approve Agenda
- III. Review & Approve Meeting Minutes
 - A. April 28th EDA Board meeting
 - B. April 19th Finance Team Meeting
- IV. Review April Financial Statements – Ken Merrill
- V. Director's Report
 - a. Cornerstone Commons
 - b. Pet Hospital Building
 - c. Streetscape / Hwy 7 Update
 - d. Business Recruitment
 - Company "X"
 - Nordic Components
- VI. Goebel Property
- VII. Minnesota Investment Network – Consider establishment of Hutchinson RAIN Fund?
- VIII. Industrial Park Sign Project
- IX. Industrial Park Improvements (Block 2, Lot 2 – Wetherell Property)
- X. Grant & Loan Applications
 - Storefront Revitalization Matching Grant**
 - Thimbleberries (Lynette Jensen) \$5000
 - 7 Main Street North
- XI. Chamber Update
- XII. Other Business
- XIII. Set Next Meeting – June 23rd
- XIV. Performance Review of EDA Director
 - A. Discussion with EDA Director
 - B. Discussion with City Administrator, 2005 performance (Gary Plotz)
- XV. Adjourn

EDA Board Meeting

Main Conference Room – City Center
7 AM Friday June 23rd 2006

Updated: 22 June 2006

AGENDA

- I. Call to Order
 - II. Approve Agenda
 - III. Review & Approve Meeting Minutes
 - A. May 26th EDA Board meeting
 - B. May 16th Finance Team Meeting
 - IV. Review May Financial Statements – Ken Merrill
 - V. Director's Report
 - a. Cornerstone Commons
 - b. Pet Hospital Building
 - c. Minnesota Investment Network – August 9th
 - d. State Theatre
 - e. Business Recruitment
 - Warrior Manufacturing – the fabled Company “X”
 - Nordic Components
 - G.R. Creations
 - Medisyn Technologies Inc.
 - VI. Goebel Land Transaction
 - VII. Industrial Park Sign Project – finance plan
 - VIII. Community Advantage Leadership Program (CALP)
 - IX. EDA Budget / Levy
 - X. Grant & Loan Applications
- NONE**
- XI. Chamber Update
 - XII. Other Business
 - XIII. Set Next Meeting – July 28th
 - XIV. Adjourn

EDA Board Meeting

Main Conference Room – City Center
7 AM Friday July 28th 2006

Updated: 21 July 2006

AGENDA

- I. Call to Order
- II. Approve Agenda
- III. Review & Approve Meeting Minutes
 - A. June 23rd EDA Board meeting
 - B. June 21st Finance Team Meeting
- IV. Review June Financial Statements – Ken Merrill
- V. Director's Report
 - a. Goebel Land Transaction
 - b. Industrial Park Sign Project
 - c. Cornerstone Commons
 - d. Pet Hospital Building
 - e. EDA Budget / Levy
 - f. Minnesota Investment Network – August 9th
 - g. Web-site Update
 - h. Downtown Housing
 - i. Business Recruitment
 - Warrior Manufacturing
 - Nordic Components
- VI. Cenex Redevelopment
- VII. Loan Subordination for Wells Fargo Bank – CGE Properties
- VIII. Finance Team Vacancy (Dan Carlson resignation)
- IX. Grant & Loan Applications

NONE
- X. Chamber Update
- XI. Other Business
- XII. Set Next Meeting – August 25th
- XIII. Adjourn

EDA Board Meeting

Main Conference Room – City Center
7 AM Friday August 25th 2006

Updated: 18 July 2006

AGENDA

- I. Call to Order
- II. Approve Agenda
- III. Review & Approve Meeting Minutes
 - A. July 28th EDA Board meeting
 - B. July 19th Finance Team Meeting
- IV. Review July Financial Statements – Ken Merrill
- V. Director's Report
 - A. Goebel Land Transaction
 - B. Warrior Manufacturing
 - C. Cornerstone Commons
 - D. Pet Hospital Building
 - E. Minnesota Investment Network – Hutchinson RAIN Fund
 - F. Business Recruitment
 - Nordic Components
 - Alexis Systems
- VI. Cenex Redevelopment
- VII. EDA Budget / Levy
- VIII. Grant & Loan Applications

NONE
- IX. Other Business
- X. Chamber Update
- XI. Other Business
- XII. Set Next Meeting – September 22nd
- XIII. Adjourn

EDA Board Meeting

Main Conference Room – City Center
7 AM Friday September 29th 2006

Updated: 22 September 2006

AGENDA

- I. Call to Order
- II. Approve Agenda
- III. Review & Approve Meeting Minutes
 - A. August 25th EDA Board meeting
 - B. August 16th Finance Team Meeting
- IV. Review August Financial Statements – Ken Merrill
- V. Director's Report
 - A. Goebel Land Transaction
 - B. Cornerstone Commons
 - C. Warrior Manufacturing
 - D. EDA Budget / Levy
 - E. EDAM Third Thursday Event
 - F. Update on Industrial Park Lot Development
 - G. Retail Trade Analysis
 - H. Business Recruitment
 - Nordic Components
 - Alexis Systems
 - Baklund Tool & Design
- VI. Cenex Redevelopment Project
- VII. Partial Release of Mortgage – CGE Properties
- VIII. Pet Hospital Building
- IX. Inquiry about purchasing EDA Land (5.7 acres – former Goebel lots) – set price?
- X. Warrior Manufacturing MIF Grant / Loan – set interest rate
- XI. Grant & Loan Applications
 - Sign & Awning Grants**
 - Performance Chiropractic – Blaine MacDonald **\$2,000**
 - Quizno's – Lori Kaping **\$2,000**
 - Mainstreet Antiques – Skip Quade **\$2,000**
 - Storefront Revitalization Matching Grant**
 - Mainstreet Antiques – Skip Quade **\$1,525**
 - Bavarian Haus Restaurant – Woody Lamprecht **\$2,615**
 - 2 Main Street N. – Lorraine Meyer **\$3,956.52**
- XII. Other Business
 - A. Additional Members of Finance Team (?) – Mike Retterath, 3M Plant Manager
- XIII. Chamber Update
- XIV. Set Next Meeting – October 27th
- XV. Adjourn

EDA Board Meeting

Main Conference Room – City Center
7 AM Wednesday November 1st 2006

Updated: 30 October 2006

AGENDA

- I. Call to Order
- II. Approve Agenda
- III. Review & Approve Meeting Minutes
 - A. September 29th EDA Board meeting
 - B. September 20th Finance Team Meeting
- IV. Review September Financial Statements – Ken Merrill
- V. Director's Report
 - A. Goebel Land Transaction
 - B. Cornerstone Commons
 - C. Warrior Manufacturing
 - D. EDA Budget / Levy
 - E. Retail Trade Analysis / Small Store Success Strategies / Third Thursday / SCSU / State Theatre / Farmers Market
 - F. Pet Hospital Building
 - G. Business Recruitment
 - Nordic Components
 - Alexis Systems
 - Baklund Tool & Design
- VI. Cenex Redevelopment Project
- VII. 2007 Projects – Part I
- VIII. Joint Meeting w/ City Council
- IX. Grant & Loan Applications
- NONE**
- X. Other Business
- XI. Chamber Update
- XII. Set Next Meeting – December 1st ??
- XIII. Adjourn

EDA Board Meeting

Main Conference Room – City Center
7 AM Friday December 1st 2006

Updated: 22 November 2006

AGENDA

- I. Call to Order
- II. Approve Agenda
- III. Review & Approve Meeting Minutes
 - A. November 1st EDA Board meeting
 - B. October 18th Finance Team Meeting
- IV. Review October Financial Statements – Ken Merrill
- V. Director's Report
 - A. Cornerstone Commons
 - B. Pet Hospital Building
 - C. Warrior Manufacturing / MIF Grant
 - D. Business Recruitment
 - E. Cenex Redevelopment Project
- VI. Stritesky Property Rental
 - A. Stritesky Property
 - B. Goebel Property
- VII. EDA 2007 Budget
- VIII. 2007 Goals & Objectives – Part 2
- IX. Grant & Loan Applications

BR & E Visits

Sign & Awning Grant

Grove Street Music Studio – Jason Schooler \$2,000.00

- X. Other Business
- XI. Chamber Update
- XII. Set Next Meeting – December 29th?
- XIII. Adjourn

EDA Board Meeting

Main Conference Room – City Center
7 AM Friday December 29th 2006

Updated: 22 December 2006

AGENDA

- I. Call to Order
- II. Approve Agenda
- III. Review & Approve Meeting Minutes
 - A. December 1st EDA Board meeting
 - B. November 15th Finance Team Meeting
- IV. Review November Financial Statements – Ken Merrill
- V. Director's Report
 - A. Cornerstone Commons
 - B. Pet Hospital Building
 - C. Warrior Manufacturing / MIF Grant
 - D. Business Recruitment
 - E. Cenex Redevelopment Project
- VI. EDA 2007 Budget – Update
- VII. State Theatre Loan (Interest Only)
- VIII. Wetherell Property Lease (2 years @ \$500 / month?)
- IX. 2007 Goals & Objectives – Final
 - A. Farmer's Market Pavilion?
 - B. EDA Spec Building?
 - C. Other Goals?
- X. 2006 Annual Report (DRAFT)
- XI. January Meeting with City Council – Schedule
- XII. Grant & Loan Applications

BR & E Visits

- ✓ Buffalo Creek Spices
- ✓ Baklund Tool & Design
- ✓ Ag Systems, Inc.
- ✓ Unique Tool, Inc.
- ✓ C & C Machine
- ✓ ***More to come!***

Sign & Awning Grant

Snap Fitness – Christina Clark	\$2,000
Little Country Store – Lee Grunhagen	\$830.98

Storefront Revitalization matching Grant

Venus Salon & Spa – Doug Dobratz	\$4,150
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- XIII. Other Business
- XIV. Chamber Update
- XV. Set Next Meeting – January 26th
- XVI. Adjourn