



**Proceedings of the Economic Development Corporation Meeting  
Wednesday, September 4, 2024**

A Regular Meeting of the Economic Development Corporation (EDC) was held on Wednesday, September 4, 2024 at 10:00 A.M. in the Women's Club Room.

1. Chairman Meyer called the meeting to order at 10:00 a.m.
2. Recording of the Roll.

	Present			
MEMBER	YES	NO	EXCUSED	NOT EXCUSED
Thorsen, Gina	X			
Vacant				
Lehto, Steve	X			
Meyer, Michael	X			
Corcoran, Kim	X			
Raush, Ken	X			
Danielle Virshek	X			
Ackerman-Behr, Glen	X			
Libby, Carolyn	X			
<b>Quorum</b>	<b>8</b>	<b>0</b>	<b>Quorum</b>	

Also Present: Community Development Director Tom Bergman and Community Development Assistant Tim Erickson.

3. Approval of the June 5, 2024 Meeting Minutes.

**Motion by Libby to accept the meeting minutes pending correction. Second by Virshek. Motion Carried 8 to 0.**

4. Approval of the Agenda.

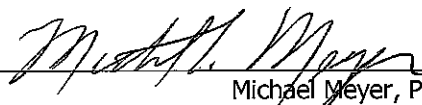
**Motion by Corcoran to approve the Agenda. Second by Ackerman-Behr. Motion Carried 8 to 0.**

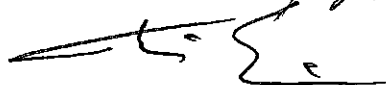
5. Citizens wishing to address the Corporation regarding Items on the Agenda (Three-minute limit): None.
6. Citizens wishing to address the Corporation regarding items not on the Agenda (Three-minute limit): Monica Benson with GCC addressed the EDC and talked about the math and writing workshops that will be available. GCC will be doing a social media photography class that has a

couple seats available. A supervision and leadership program will be offered to employers in the region.

7. Items for Discussion and Consideration.

- I. Housing Plan Update – Short Term Rentals: Director Bergman went over some of the statistics from the housing study which is ongoing. Meyer asked about how the data was observed.
  - II. Substandard Lot Development: Norrie school site is being developed with a few new houses. Ackerman-Behr asked if the houses were being built with incentives.
  - III. Alternative Structure Infill Development: The Rural Readiness Grant through the office of Rural Prosperity was discussed. Options for a grant application was discussed. The housing study shows around 43 short term rental properties. Focusing on short term rentals has less of an impact versus focusing on vacant properties. Permitting short term rentals was discussed. Ackerman-Behr talked about the market taking care of the problems. He talked about focusing on long term rental market. Focusing on the long-term rental market for the grant application was discussed. Knowing the number of long-term rentals could be a part of it. Reaching out to homeowners of vacant properties with a mailer to encourage selling was considered. The number of vacant units in the City was talked about. Someone from the EDC will draft a letter and then Bergman will work on obtaining houses to send the letter to.
  - IV. Easy Access to Surplus Property Information.
  - V. Vacant Property Analysis.
  - VI. Blighted Properties Analysis: Corcoran asked about blighted properties and if they will be addressed. DiGiorgio will be presenting some structures to the City Commission for cleaning.
8. Other Business: Libby talked about restaurants for tipped wages to go away and for a potential for negative impact on the restaurant industry. Lehto said that Highland Copper has a new project manager. Ollies sign is going up there was a contractor set back. The hiring event is expected to happen in 2024.
9. Next Meeting: October 2, 2024 at 10:00 a.m.
10. Adjournment. **Motion** by Ackerman-Behr to adjourn at 11:25 a.m. **Second** by Virshek. **Motion Carried 8 to 0.**

  
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Michael Meyer, President

  
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Tim Erickson, Community Development Assistant