

**City of Columbus
Economic Development Authority (EDA) Meeting
Alternative Meeting Format
MN Statute, Section 13D.021
08.21.2025**

The August 21, 2025, Regular Meeting of the City of Columbus Economic Development Authority was called to order at 6:39 p.m. by President Ron Hanegraaf at City Hall.

Present: Commissioners Judy Huntosh, Karen Fleming, Jennifer Lattin, and Ron Hanegraaf, Executive Director Jack Davis and Secretary Aaron Berg.

1. Call to Order – 6:39 p.m.

2. Pledge of Allegiance

3. Approval of Agenda

Motion by Hanegraaf to approve the agenda as written. Seconded by Lattin.

Roll call vote: Fleming – aye; Lattin – aye; Huntosh – aye; and Hanegraaf – aye. Motion carries.

4. Approval of June 12, 2025, EDA Meeting Minutes

The draft June 12th, 2025, meeting minutes were included in the packet for review and presented to the Commission for approval.

Motion by Huntosh to approve the June 12, 2025, EDA minutes. Seconded by Fleming.

Roll call vote: Lattin – aye; Huntosh – aye; Fleming – aye; and Hanegraaf – aye. Motion carries.

5. EDA Restructuring

Secretary Berg summarized how the new citizen-at-large seat was created by City Council action on July 19, 2025, and requested the Commission advise on what direction they wished to see utilized to fill the new vacancy.

Commissioners discussed recruitment methods including website posting, chamber newsletter, and direct outreach. The potential for EDA participation in interviews was raised, though the bylaws currently authorize mayoral discretion.

Consensus was reached to advertise promptly, ensure multiple avenues of notice, and seek applicants for EDA consideration.

6. Bylaw Amendments

Commissioners reviewed redline amendments to align bylaws with the restructured board. Discussion centered on clarifying qualifications for at-large members.

Motion by Fleming to amend Section 2.1 and Section 4.3 of the EDA Bylaws to specify members may be drawn from the City’s business community or residents of Columbus, and to approve other technical edits presented in the meeting packet. Seconded by Lattin.

Roll call vote: Fleming – aye; Lattin – aye; Wendell – aye; Hegland – aye; Busch – aye; Huntosh – aye; Hanegraaf – aye. Motion carries.

7. ColumBiz – October 3, 2025

Staff presented plans for a fall ColumBiz open house/social event at Running Aces. Commissioners discussed whether to proceed with October scheduling or postpone until spring. Concerns included lack of programming, overlap with other events, and ensuring business participation.

Consensus reached to cancel the October 2025 ColumBiz event and prepare a business survey to shape future programming in 2026.

8. Financial Report

Executive Director Davis highlighted the current Financial Report that was attached in the meeting packet. To date 49% of the 2025 Budget has been expended and the existing fund balance will be sufficient to cover the remaining anticipated costs through the end of the budget year.

Additionally, Davis reviewed the proposed 2026 preliminary EDA budget in the amount of \$87,900, reflecting a \$6,000 increase over 2025. Adjustments were noted to land resale and marketing lines. The tourism tax fund balance was reported at approximately \$388,000.

Motion by Fleming to approve the preliminary 2026 EDA budget in the amount of \$87,900 for submission to City Council. Seconded by Lattin.

Roll call vote: Fleming – aye; Lattin – aye; and Hanegraaf – aye.

Motion carries.

9. Development Activity Report

Executive Director Davis highlighted the following list of projects and or development activities occurring in Columbus.

1. MTW Truck Wash Facility, Hornsby Street has commenced construction of their building and project a scheduled opening in November 2025;
2. Minnesota Veterinary Neurology, 15186 West Freeway Drive is in the final stages of construction, however, the completion of this build is yet to be determined. The owners hope to be open before winter;
3. Three (3) single family home permits and 1 new commercial construction building permit have been issued in 2025. There is a permit for a 28,000 SF commercial addition to an existing building that is pending for issuance. There were a total of 10 single family home permits approved in 2024;
4. Developer Contacts:
 - Staff remains in discussions with MWF Properties regarding the purchase of the City owned property adjacent to and north of Caribou Coffee for a 200 unit apartment project;
 - Staff continues to work with Saunders Properties on the closure of the sale of the 7.7 acre commercial site adjacent to and north of the Hy-Vee property on Hornsby Street.

Staff has had preliminary discussions with Capstone Homes and another developer regarding potential development properties for single family home projects.

10. Old Business

A list of ongoing business discussion items included:

- Comprehensive Bylaw Amendments: Deferred to future meeting.
- Business Survey: To be developed and distributed to guide future events.
- Tourism: Discussion of permissible uses of tourism tax revenue; examples of promotional uses in other cities. Commissioners requested future focus on marketing Columbus tourism assets.

11. Other Business

Commissioners emphasized the importance of retaining an Old Business section on future agendas. Outreach to businesses was encouraged, with suggestions of commissioner visits and business card exchanges at future events.

12. Next Meeting Date

The next EDA meeting is scheduled for a Special Meeting on October 14, 2025, at 4:00 p.m.

13. Adjournment

Motion by Lattin to adjourn. Seconded by Fleming.

Roll call vote: Fleming – aye; Lattin – aye; and Hanegraaf – aye.

Motion carries.

Meeting adjourned at approximately 7:57 p.m.

Respectfully submitted,

Aaron Berg, Secretary

Disclaimer:

Portions of these meeting minutes were generated using artificial intelligence (AI) technology to assist with drafting. All content has been thoroughly reviewed and verified by a human for accuracy and completeness. In accordance with Minnesota Statutes Chapter 13, Section 13.03 – Data Practices, a full, unedited written transcript, video, and audio recordings are considered public data and can be made available to the public upon request.