



**ECONOMIC DEVELOPMENT AUTHORITY
MEETING**

**Wednesday, September 10, 2025 at 4:00 PM
Council Chambers, City Hall at 540 West Hills Circle**

1. EDA Agenda

1.1. EDA Agenda

2. Roll Call: Boeke, Burbank, Cowell, McDermott, Mensink, Savage, Voss

3. Approval of Last Meeting Minutes

3.1. Approve July 16, 2025 Minutes

4. Treasurer's Report

4.1. August Treasurer's Report

5. Loan Report

5.1. August Loan Report

6. Reports

6.1. OACCT Report

6.2. OABDC Report

6.3. EDA Report

7. Old Business

8. New Business

9. Schedule Next Meeting – October 22, 2025

10. Adjournment

Economic Development Authority

Regular Meeting

Wednesday, September 10, 2025

4:00 PM

Charles S. Crandall Center – Chambers

City Hall

Preliminary Agenda

1. Roll Call: Boeke, Burbank, Cowell, McDermott, Mensink, Savage, Voss
2. Approval of Minutes: July 16, 2025
3. Treasurer's Report
4. Loan Report
5. Reports
 - a. OACCT / OPED
 - b. OABDC
 - c. EDA Projects
6. Old Business
 - a. Retail Incubator at Rose Street Center
 - i. Approve Lease Agreement with School District
 - ii. Approve Lease with OABDC
 - b. Purchase of North Street Property
7. New Business
 - a. Purchase of 1352 South Cedar Avenue
8. Schedule Next Meeting – October 22, 2025
9. Adjournment

**EDA
Minutes
July 16, 2025**

The Owatonna Economic Development Authority met in regular session at 4:00 pm at the Degner Regional Airport with President Voss presiding. Commissioners present: Dan Boeke, Dave Burbank, Patrick McDermott, Brian Savage, and Doug Voss. Commissioners absent: Andrew Cowell and Corey Mensink. Also present were Troy Klecker, Sean Williams, Brad Meier, Lisa Cochran, Glenda Smith, and Kristen Kopp.

Approval of Minutes. Commissioner Burbank moved approval of the minutes of the June 18, 2025 meeting with second by Commissioner Savage. All Commissioners voting Aye, the motion passed.

Treasurer's Report. Community Development Director Troy Klecker presented the revenue and expense reports for June. He said that they have made second half payment to the Chamber. He said there are a few changes to the budget next year. With the OABDC, the OABDC takes care of the interior and we take care of the building envelope. We talked about how that will work internally. So if HVAC goes out, that is an essential function and our responsibility. From an internal budgeting, those expenses will be put on EDA to pay for because it is our building. There will be a Facilities plan to forecast those expenses into the future. We will be budgeting more next year for those things. That is what the -\$2,700 is. The other thing that will be changing is TIF reporting to the State. Former Finance Director Rhonda did that internally in the past and \$12,000 went to the Finance Department to do that. It will now be done externally with Ehlers, so next year's budget will have a much higher number. The first year will be more due to set up. He said it frees up Finance staff time. Boeke questioned what is changing with the OABDC. Klecker said that nothing is changing. The things we are responsible for are building envelope. A good chunk of it is HVAC, roof, utilities. No matter who the tenant is, you're going to need these things. He said it has evolved over time. We previously didn't put money into those buildings and it got to a level of disrepair. We are recognizing that it is our asset—we own it. We can't expect the tenant to cover those things. This all came to light a few years ago when we did the Facilities plan. There are different improvements that will either fall on us or fall on them. It has been loosely described and it will be specific in the lease. Boeke said that he's glad that we're coming around to this, but he said it will affect the City's budget. Klecker said that there will be a line item to handle those things. Voss said that it is in good shape going into it.

Loan Report. OABDC Director Sean Williams presented the Loan Report for June. He said that all loans are current.

OACCT /OPED Report. OACCT President Brad Meier presented the report. A new Workforce Coordinator has been hired. This is their fourth coordinator—Gospel Kordah. He is off to a great start and will do a nice job. He will work with Brian Coleman. There will be dialogue back and forth with the schools as far as what the students are looking for. Last year there were 300 some students in work-study jobs. They are hosting a Micropolitan here in Owatonna on September 24. There is an open house on Main Street road reconstruction tomorrow.

MainStreet Report. MainStreet Director Lisa Cochran presented the quarterly MainStreet Report. She said that the Main Street reconstruction meeting—there were calendar invites sent to every business. Klecker said if they are able to come to the meeting, that would be a good start. They have about 30% of their construction plans drawn and they want the Council to be involved. McDermott asked if there is a projected start date. Cochran said next spring. She highlighted Downtown Thursdays and said this event has grown and has been a very good asset to Owatonna and especially downtown. She said an average of 710 people at the Farmers Market each Saturday in Central Park. Placer AI lets us hone in on a time and place.

Tourism Report. Tourism Director Glenda Smith presented the quarterly Tourism Report. She said it's been a busy spring. She highlighted some events and conferences. They have been running some dedicated social media campaigns focusing on Madison, WI; Chicago, IL; and Des Moines, IA. They are seeing a lot of good activity from those campaigns. The Bowling Tournament will be back next spring and the Model T group is starting to arrive tomorrow night. They are starting to see some overnight requests for group tours, which is a good thing. The May occupancy landed at 55.3% and that includes Home2 Suites. Voss asked if we had a convention center, would we land some more events. Smith said she believes so.

OABDC Report. OABDC Director Sean Williams presented the OABDC Report for June. They presented the Retail Incubator to the School Board, and that got a good reception. They will meet with the Facilities Committee and they will be making a recommendation. The Small Business Academy with Community Ed will start up again on September 15. Savage asked if there were concerns about grants. Williams said that that they have identified some grants, but less than 10% of their budget is Federally funded.

Airport Report. Community Development Director Troy Klecker presented the quarterly Airport Report. There are a number of projects underway this year. One is the parking lot in the front which will allow for some commercial lots along the parking lot. At the airport, one of the big goals is the runway extension. They have had discussions with the FAA about adjusting the length. They don't want us to go through that justification until we address all of our pavement projects. There were projects scheduled for 2027 that have been moved up to 2026. So the CIP has been shifted to get a number of pavement projects done in 2026. All four major projects will be done in 2026 with 2.5% local share. Then all of our pavement will have been addressed, which will set us up well to proceed with the expansion of the runway. It's a small local portion, but over \$2 Million in projects. Airport Manager Dave Beaver does all the grant writing submittal and we contract with SEH to do construction management. The other thing they are trying to do is grow business out there. Accelerated Aviation is doing very well. They are leasing the dome hangar and all of the office space. They have a private hangar and now we are talking about them renting part of our Main Hangar. Another key piece is having them do maintenance for the public out at the airport. It will open up the maintenance shop up to the public, which is something we wanted to get back to the airport since Brent Langar moved to Waseca. It should be handled at the next Council meeting. Burbank asked if a longer runway would equate to larger aircraft. Klecker said that it would.

EDA Projects. Community Development Director Troy Klecker presented the EDA Projects for June. He said we took over the Cemstone site officially in July. The biggest battle is to not make

it look like an abandoned site. Police and Fire will do some training out there and we will do maintenance on it. We are working toward a redevelopment project. He said he's talked to Cashwise and it is going to be brought to their real estate group. We will be pursuing options. This all started ten years ago when Cemstone was going to put a big investment in the site. We talked with them and asked if they would consider moving to the Industrial Park. The letter of intent for 117 Bridge St W was extended for 90 days. Ascend 1 is completed now. Renneberg Hardwoods is currently building on State Avenue on the lot we sold to them. Sputtering Components has begun their 12,500 square foot addition to their facility.

Old Business.

Forgivable Loan: 220 Cedar Ave N – Ronnies's Sports Bar LLC / Skala - \$10,000 Interior.

Cochran said that she reached out to Ken Beck about the basement structural project. The total was about \$14,000 and Ken emailed Derek Skala and Lisa and said that there are certainly areas of concern to be addressed. If repairs are neglected, the foundation will need significant repairs. Klecker said that there were some questions as to whether it was structural or not. It sounds like, to be structurally sound into the future, those things need to be done. By Ken's response, it probably does qualify for code requirements. Cochran said that there is \$14,000 worth of work to bring it to where it is structurally sound. Klecker said that they would get half of the \$14,000, so they get \$7,000. Klecker said that it is not a bad idea to approve it for the full \$10,000 to give them some wiggle room. Voss said these projects always seem to turn out to be more expensive than originally planned. Cochran said that Eric at Mohs is good at keeping her up to date. A motion was made by Boeke and seconded by McDermott to approve the forgivable loan for up to \$10,000 for interior improvements at 220 Cedar Avenue N. All Commissioners voting Aye, the motion passed.

New Business.

Low Doc Loan: 127 Broadway Street W – HC Properties, LLC / Clayton – Tier 1: \$5,000 / Tier 2: \$13,300. Williams said that this is Health Nutz. A motion was made by Boeke and seconded by Savage to approve \$5,000 Tier 1 and \$13,300 Tier 2 Low Doc Loans for 127 Broadway Street W. All Commissioners voting Aye, the motion passed.

Forgivable Loan: 119 Bridge Street W – Quanxi LLC / Feng - \$10,000 Exterior. A motion was made by McDermott and seconded by Burbank to approve the Forgivable loan for \$10,000 exterior improvements to 119 Bridge Street W. All Commissioners voting Aye, the motion passed.

Schedule Next Meeting. The next EDA meeting is scheduled for **August 20, 2025** at 4:00 pm in Charles S. Crandall Center – Chambers at City Hall.

Adjournment. There being no further business, a motion was made by Commissioner Boeke and seconded by Savage adjourn the meeting at 5:05 pm. All Commissioners voting Aye, the motion passed.

EDA ADMINISTRATION						
Account	Description	2025 Budget	Month Actual Aug-25	Current YTD	Budget Remaining	Percentage
REVENUE						
290-31000-690-691-000000	PROPERTY TAXES	- 200,000.00		- 66,680.00	- 133,320.00	33.34
290-31410-690-691-000000	LODGING TAX - 3%	- 280,000.00	- 3.96	- 150,218.01	- 129,781.99	53.65
290-33424-690-691-000000	STATE - OTHER PROGRA					
290-34109-690-691-000000	OTHER REVENUE			- 281.52	281.52	
290-34950-690-691-000000	TIF ADMINISTRATIVE F	- 62,264.00			- 62,264.00	
290-36210-690-691-000000	INTEREST EARNINGS	- 4,000.00		- 1,535.27	- 2,464.73	38.38
290-36220-690-691-000000	RENT/RENTALS	- 3,600.00	- 300.00	- 3,400.00	- 200.00	94.44
	TOTAL REVENUE	- 549,864.00	- 303.96	- 222,114.80	- 327,749.20	
EXPENDITURES						
290-41000-690-691-000000	WAGES - REGULAR FT	90,894.00		45,788.61	45,105.39	50.38
290-41300-690-691-000000	WAGES - OT					
290-41410-690-691-000000	PERA	6,817.00		3,407.37	3,409.63	49.98
290-41420-690-691-000000	FICA	6,953.00		3,395.01	3,557.99	48.83
290-41500-690-691-000000	INSURANCE	6,870.00		3,372.45	3,497.55	49.09
290-41550-690-691-000000	WORKERS COMP INSURAN	536.00		258.94	277.06	48.31
290-42000-690-691-000000	OFFICE SUPPLIES	400.00		22.00	378.00	5.50
290-42300-690-691-000000	SMALL TOOLS & MINOR	400.00			400.00	
290-43010-690-691-000000	OTHER PROFESSIONAL S	33,000.00	5,500.00	12,162.65	20,837.35	36.86
290-43121-690-691-000000	PHONE	200.00			200.00	
290-43122-690-691-000000	POSTAGE	300.00			300.00	
290-43220-690-691-000000	TRAVEL & TRAINING	1,000.00		338.35	661.65	33.84
290-43231-690-691-000000	OBD - MARKET SERVICE	80,000.00		80,000.00		100.00
290-43232-690-691-000000	OBD - LOAN SERVICES	20,000.00		10,000.00	10,000.00	50.00
290-43233-690-691-000000	OBD - SMALL BUSINESS			2,781.60	- 2,781.60	
290-43234-690-691-000000	DOWNTOWN ENHANCEMENT	5,000.00			5,000.00	
290-43235-690-691-000000	PARTNERS FOR PROGRES	12,000.00		12,000.00		100.00
290-43320-690-691-000000	ADVERTISING & PROMOT	1,000.00		303.38	696.62	30.34
290-43400-690-691-000000	MEMBERSHIPS & SUBSCR	200.00			200.00	
290-43720-690-691-000000	REPAIR & MAINT - EQU	200.00			200.00	
290-43810-690-691-000000	RENTS/LEASES	6,700.00		6,624.00	76.00	98.87
290-43972-690-691-000000	SOUTHERN MN INITIATI	1,667.00		1,666.00	1.00	99.94
290-43990-690-691-000000	MISCELLANEOUS					
290-43991-690-691-000000	TOURIST DEVELOPMENT	266,000.00	31,094.61	109,301.73	156,698.27	41.09
290-47000-690-691-000000	TRANSFER TO OTHER FU	12,000.00		4,000.00	8,000.00	33.33
	TOTAL EXPENDITURES	552,137.00	36594.61	295,422.09	256,714.91	
EDA LOANS						
Account	Description	2025 Budget	Month Actual Aug-25	Current YTD	Budget Remaining	Percentage
REVENUE						
292-33424-690-692-000000	STATE - OTHER PROGRA			- 330,000.00	330,000.00	
292-34109-690-692-000000	OTHER REVENUE			- 30.00	30.00	
292-34960-690-692-000000	INTEREST ON LOANS			- 1,489.57	1,489.57	
292-36210-690-692-000000	INTEREST EARNINGS	- 20,000.00		- 6,569.53	- 13,430.47	32.85
	TOTAL REVENUE	- 20,000.00		- 338,089.10	318,089.10	
EXPENDITURES						
292-48300-690-692-000000	LOAN PROGRAM DISBURS			371,650.00	- 371,650.00	
	TOTAL EXPENDITURES			371,650.00	- 371,650.00	

EDA LAND						
Account	Description	2025 Budget	Month Actual Aug-25	Current YTD	Budget Remaining	Percentage
	REVENUE					
294-34950-690-694-000000	TIF ADMINISTRATIVE F	- 1,356.00			- 1,356.00	
294-34960-690-694-000000	INTEREST ON LOANS	- 29,150.00		- 301.00	- 28,849.00	1.03
294-36210-690-694-000000	INTEREST EARNINGS	- 20,000.00		- 9,494.00	- 10,506.00	47.47
294-36220-690-694-000000	RENT/RENTALS	- 30,000.00		- 22,424.00	- 7,576.00	74.75
	TOTAL REVENUE	- 80,506.00		- 32,219.00	- 48,287.00	
	EXPENDITURES					
294-39101-690-694-000000	SALE OF CAPITAL ASSE					
294-43004-690-694-000000	LEGAL FEES			92.00	- 92.00	
294-43010-690-694-000000	OTHER PROFESSIONAL S	20,000.00		620.00	19,380.00	3.10
294-43500-690-694-000000	PROPERTY & LIABILITY	3,600.00		2,050.00	1,550.00	56.94
294-43910-690-694-000000	REAL ESTATE TAXES	20,000.00		63,172.14	- 43,172.14	315.86
294-45100-690-694-000000	LAND					
294-45300-690-694-000000	OTHER IMPROVEMENTS					
	TOTAL EXPENDITURES	43,600.00		65,934.14	- 22,334.14	

City of Owatonna
Balance Statement by Fund
31-Aug-25

FUND 292: EDA LOANS

Account Number	Account Name	Ending Balance
ASSETS		
292-10100-000-000	BANK ACCOUNTS	\$ 56,369.18
292-10400-000-000	INVESTMENTS	700,000.00

FUND 294: EDA LAND

Account Number	Account Name	Ending Balance
ASSETS		
294-10100-000-000	BANK ACCOUNTS	\$ 563,253.66
294-10400-000-000	INVESTMENTS	500,000.00

EDA - Improvement Notes

Borrower	Loan Date	Int Rate	Years	Original Balance	Current Balance	Monthly Payment	Status	Type	Notes
Wagner's	10/1/2018	2.500	7	43,480.63	10,456.12	564.78	Current	Retail	
Total				43,480.63	10,456.12	564.78			

Profile by Loan Performance	Status	Number of Loans	Original Balance	Current Balance	% of Current Balance
	Current	1	43,480.63	10,456.12	100.00%
	Non-current	0	-	-	0.00%
		1	43,480.63	10,456.12	100.00%

EDA - Low Doc Notes

Borrower	Loan Date	Int Rate	Years	Original Balance	Current Balance	Monthly Payment	Status	Type	Notes
Selective Looks	6/16/2020	2.500	7	25,000.00	4,653.09	259.78	Current		
Vesterby	12/13/2021	1.625	7	12,500.00	6,278.71	157.53	Current		
Family 1st Insurance	7/5/2023	4.125	7	20,000.00	18,544.60	274.53	Current		
Family 1st Insurance	7/5/2023	-	3	5,000.00	3,333.33	138.89	Current		
				<u>62,500.00</u>	<u>32,809.73</u>	<u>830.73</u>			

Profile by Loan Performance	Status	Number of Loans	Original Balance	Current Balance	% of Current Balance
	Current	4	62,500.00	32,809.73	100.00%
	Non-current				0.00%
		<u>4</u>	<u>62,500.00</u>	<u>32,809.73</u>	<u>100.00%</u>

EDA Land Fund

Borrower	Loan Date	Int Rate	Years	Original Balance	Current Balance	Annual Payment	Status	Type	Notes
Gateway #2 TIF note	12/31/16	3.000	25	472,889.00	410,302.48		Current		TIF Guarantee
Arrow Ace TIF note	12/1/17	3.000	25	350,000.00	302,255.87		Current		TIF Guarantee
Nicolai TIF note	12/31/17	3.000	25	524,845.17	489,514.85		Current		TIF Guarantee
Marriott TIF note	5/18/21	3.000	25	268,000.00	266,398.23		Current		TIF Guarantee
224 Cedar TIF note		3.000	25	225,000.00	16,975.12		Current		TIF Guarantee
Ascend TIF note	7/31/2023	5.000	25	100,000.00	100,000.00		Current		TIF Guarantee
KAMP TIF note	2/1/23	3.500	8	155,074.00	155,074.00		Current		TIF Guarantee
Total				<u>2,095,808.17</u>	<u>1,740,520.55</u>	<u>-</u>			

Profile by Loan Performance	Status	Number of Loans	Original Balance	Current Balance	% of Current Balance
	Current	7	2,095,808.17	1,740,520.55	100.00%
	Non-current	0	-	-	0.00%
		<u>7</u>	<u>2,095,808.17</u>	<u>1,740,520.55</u>	<u>100.00%</u>

Memo

To: Economic Development Authority
From: Brad Meier, President/CEO
Date: 09/10/2025
Re: OACCT Economic Development Update

Economic Development

- **See report for leads and 'in progress' reports.**

Workforce

- SteeleCoWorks Workforce Coordinator, Gospel Kordah has 5 new businesses bringing career experience opportunities to the high schools at the start of the year.
- Plans starting for the 3 Made in Owatonna Day programs and additional Field Days funded through a grant with the Bosch Community Fund.

Other

- OPED: Finalizing details for September 24th Micropolitan in Owatonna.
- OPED: Continuing to work on leads for city owned buildings downtown.
- OPED: Evaluating proposal for an industrial project with high power use and ability to handle.
- CSL Event space study is complete, presentation this Friday.

<u>Company</u>	<u>Date of Inquiry</u>	<u>Service Provided</u>	<u>Follow ups</u>	<u>Conclusion</u>	<u>Project Outcome:</u> <u>Green (progressing),</u> <u>yellow (probable); red</u> <u>(not moving)</u>
Development project idea for downtown Owatonna.	2/29/2024	Developer presented an idea for a new building in downtown Owatonna.	Early stages of the idea and it has some overlap with another downtown project being discussed. 01/29/25 additional data being collected.	Set up meeting between the two project developers for March. 8/7 met with developer who now has more detail drawings. Will have join OPED for further discussion.	
Car wash	2/10/2025	Regional developer looking for a location to put in a new car wash	Met 2x's and also brought city into the conversation. Tour of town with Greg K.	Thought they had a location, but now looking again. 7/1/25 will be locating on former Salvation Army site.	
Runs a food truck, wants to open a physical location site	2/14/2025	Looking for a location to open a mexican restaurant downtown	Looking for visible location, but where he can put in some sweat equity to get it open	Landed in the former Pupuseria site and plans to be open summer 25. 7-3-2025 finally has all approvals and plans to open in July	
Husband/Wife with an idea for a new business	2/18/2025	Indoor field house concept	Have done some business planning and looking for spaces	Met with them at OABDC with Sean to discuss location options, loan and grant information, and business planning.	

Recruiting new Insurance Agent/Agency for Owatonna	3/14/2025	Working to replace an agency that is retiring from the marketplace.	Share the opportunity details and sharing with people who may be a good fit.	Plan to pull it altogether this summer. 7/10/25 new agent has been identified and will start in the fall.	
Crafting Store	3/14/2025	Outreach to box retailer about possibility of Owatonna.	Corporate real estate department. Might be interest.		
Short Term Rental while building	4/29/2025	discussing their locating to Owatonna	Need 3-5000 sq ft of warehouse and some office space until new building is up in the fall	Provided multiple location options. 7/1/25 temp location in former Mustang building.	
Looking for a site to build a hotel	4/30/2025	Group is looking for I-35 site locations	Build Holiday Inn Express want 5 acres	Talked about the current marketplace, doubletree opening and sites	
Want to open a Kitchen/Sports Bar in downtown Owatonna	4/30/2025	Her and her husband have gone through the OABDC Co-Starters program	Looking for 5,000 sq ft for this business, ideally existing space	Lisa Cochran and Brad met via phone with her and talked through potential locations	
Developing an existing building on Bridge Street	5/9/2025	Looking for ideas for his site		GregK and Brad M provided some ideas.	
Company's District Office considering a centralized location in Owatonna	5/15/2025	3-5,000 sq ft office	Want to purchase	Sent over a couple options on the market right now.	
Looking for new office space in Owatonna	6/10/2025	2,000 sq ft 2 office + front desk	Lease and would like to be downtown, can afford \$1,800/mo	Provided a few options including one spot in a good downtown location.	

Starting a new business	7/10/2025	Stopped into Chamber office wanted to make sure she's doing all the right things to start her dog grooming business	Has a start on a business plan, location, LLC, insurance.	Going to connect her with the OABDC to walk through her business plan.	
Considering investment in city building on Broadway next to Mizuki	8/26/2025	Looking for an investor or 2 to make this project work.	Connected him to another development group in Faribault who also had interest in that building at one point in time.	Both have talked we'll know in 1 month (Oct1) if this will move forward.	
Working with local property owner to develop or sell parcels of commercial, residential and industrial sites	8/29/2025	Virtual call to discuss Owatonna economy and possibilities for each of the pieces of land they are working with.	Discussed the options and marketplace. Provided a couple possible leads.	Exploratory at this time.	
Business Idea	9/3/2025	Called to ask opinion on a call answering business idea.	Discussed briefly about the marketplace and that there isn't a business model like this.	Exploratory	



EDA Report – September 2025

Updates:

- **Food & Ag Online Academy – MBFFA Grant Program**
 - 6 entrepreneurs graduated
 - Pitching E1 Expo in October
- **Innovators & Business Owners Connect-up (IBOC)**
 - 2nd Thursday of every month
 - Register at iboc.eventbrite.com
- **Rose Street Center**
- **Owatonna Angel Network**
 - Pitch events for angel investors and professionals
- **Owatonna Business Incubator Program**
- **Small Business Academy – Powered by Co.Starters – Supported by SMIF Prosperity Initiative**
 - Starting Sept 15 & 16 – English and Spanish (respectively)
 - Learn more and register at sbaowatonna.eventbrite.com and espanolsba.eventbrite.com

OABDC – July and August 2025

Consulting						
Clients	Sessions	Hours	New	Operating	Hours	
					2025 YTD	
July – 9	15	15.25	2	2	121.5	
Aug – 17	24	23	6	6	144.5	

Occupancy					
Manufacturing			Offices		
Total Leasable Space	34,325		Total Leasable Offices	11	
Total Leased Space	21,375		Total Number of Leased Offices	10	
Present Occupancy	61%		Present Occupancy %	91%	
Budget Occupancy	42%		Budget Occupancy %	70%	
Occupancy Revenue to Budget	\$1,525		Revenue to Budget	+\$1,010	
Performance to Budget	134%		Performance to Budget	144%	
Number of Tenants	10		Number of Tenants	10	
Makerspace	3,000				

Owatonna Business Incubator Program

Co.Starters Curriculum: Foundational coursework to help entrepreneurs test out their ideas in a cohort environment. Formats include 3-hour Get Your Business Started Workshop, 2-day Bootcamp, and 10-week Small Business Academy (SBA), each expanding on the content of the previous format. Also available as independent study, depending on timing between cohorts.

Small Business Development Center (SBDC) Consulting: Free 1:1 confidential consulting.

SE MN Software Studio and SE MN Makerspace: Free consulting and assistance on software development, software and physical prototyping, and manufacturing processes.

Business Address: 1-year free business address services at the Owatonna Area Business Development Center or Rose Street Center, to help legitimize business.

Online Community: Join other entrepreneurs on Slack to collaborate and share knowledge.

Legal Support: Provided for free via our partner relationships with LegalCorps.

Free Meeting Space Usage: 1-year free Co-working, Drop-in Office, and Conference Room available for meeting with potential clients and partners at OABDC and Rose Street Center.

Innovators & Business Owners Connect-Up (IBOC): Monthly meeting for entrepreneurs to share knowledge and information, as well as accountability.

Follow-up Support: Email and/or phone call follow-ups with entrepreneurs who have not used any services in the last 60 days, documenting reasons for not continuing their journey.

Traction (EOS) Training: Help new and existing businesses develop structure and processes.

Retail Incubator: Small retail space to start generating revenue from a brick-and-mortar location. In partnership with OACCT Main Street Program.

Foundational and Design Sprints: Multi-day workshops that help entrepreneurs make quick and smart decisions on their biggest questions, rapidly test their hypothesis, and find out if they're on the right track to set their team up for success from day one.

Pitch Coaching and Owatonna Angel Network: Preparing entrepreneurs for pitching to angel investors along with participation in local angel community as professionals.

Mentorships: Provided within the community via IBOC, SCORE, and 1:1 referrals, including past clients, participants, and relationships.

Funding: \$2,000 line of credit (upon approval) with partner banks.

September 10, 2025
EDA Meeting

EDA Projects Report

- The developer has sold the site for the second building on the old Hardees/Budget Mart site to Redline Development Group, LLC. TIF was approved for this project. There is enough TIF being generated from the first building to pay the City back for costs associated with realigning Barney Street. Any additional TIF generated from a second building would assist the developer for costs associated with the development. There is still another lot available for development.
- The land swap between the City and Cemstone is completed. The City now owns the current Cemstone site and Cemstone owns 14 acres of vacant land in the industrial park. Cemstone will have 5 years to build a new facility on the new site. The City will then redevelop the current site once Cemstone moves out. Tax Increment Financing is being used to assist with the project. Cemstone has completed the plant on their new site. The storage building is complete and Cemstone has moved out of the North Street site. Staff is pursuing purchasing adjacent land.
- The City currently owns 224 North Cedar Avenue (Bubba's Building). A new redevelopment project is being sought for that property.
- The City has purchased the property at 117 West Bridge Street formerly owned by Centro Camposino. Construction of a new roof on the building is complete as well as other improvements. The EDA paid for the roof and other improvements with the intent of redeveloping the property and utilizing tax increment financing to recoup those costs from the project. A letter of intent has been signed as a business is going through a due diligence process for a potential redevelopment project.
- The City owns the property at 148 West Main Street that was damaged from a collapsed roof. The City has cleaned out the property and secured it. A redevelopment project is being sought for that property.
- The City has purchased the property at 126 East Fremont Street. Plans will begin to demolish the house and garage on the site. A redevelopment project is being sought for this property and the 4 other lots the City owns. The house was burned on October 22 and the rest of the site has been cleaned up. Staff has a signed agreement with Alexander Lumber to swap 2 City owned lots on East Fremont Street for a lot on Rose Street. The City Council has approved the land swap and we have closed on the land swap. The EDA still has 3 lots on Fremont and is pursuing a redevelopment project.
- The City has purchased the property at 139 East Pearl Street for a future redevelopment project. Demolition of the house is complete.
- The City received an offer to purchase the two EDA lots on State Avenue for \$200,000 for a 12,100 square foot facility for Renneberg Hardwood Inc. The City Council approved the sale of the property and the property has been conveyed to the new owners.

Construction on a new building will begin in this year. The platting of the property is complete. Construction of the new building has started.

- Sputtering Components is planning a 12,500 square foot addition onto their facility in the industrial park. Tax Increment Financing is being requested for the project. Tax Increment Financing has been approved for the project. A building permit has been issued for the project and construction has begun.
- Foremost has closed. This was a TIF project and the property is being marketed for a new tenant or buyer.
- The City is proposing to purchase the property at 1301 South Oak Avenue to extend Barney Street to Park Drive. There will be remaining land beyond the land for the street for a redevelopment project. The City Council has approved the purchase and closing is set for December.