

EAST BETHEL ECONOMIC DEVELOPMENT AUTHORITY (EDA) MEETING
July 21, 2025

MEMBERS PRESENT: President Julie Lux, Brian Bezanson, Mayor Ardie Anderson, Council Members Suzanne Erkel, Tim Miller, Brian Mundle, Jim Smith.

MEMBERS ABSENT: None.

ALSO PRESENT: Matt Look, City Administrator

1.0 – Call to Order

President Lux called the regular meeting of the EDA to order at 7:00 pm.

2.0 – Adopt Agenda

Bezanson moved and Erkel seconded to approve the agenda as presented. Lux asked any discussion? To the motion, all in favor say aye. **All in favor.** Lux asked any opposed? That motion passes. **Motion passes unanimously.**

Smith took his Oath of Office for the Economic Development Authority

3.0 – Approval of Meeting Minutes

Erkel moved and Smith seconded to approve the May 19, 2025, meeting minutes as written. Lux asked any discussion? To the motion, all in favor say aye. **All in favor.** Lux asked any opposed? That motion passes. **Motion passes unanimously.**

4.0 – City Council Report

Look stated that they have met with all the department heads for the 2026 budget and are looking at a 3.6% increase. In September, they will have a preliminary budget approval, and after that, it can only be lowered.

Lux asked if any big, specific things caused the increase. Look stated that the rise in the Union Contract was a significant driver for the increase in the 2026 budget.

5.0 – Tour of Elevage

Look noted that they will pause the meeting to tour Elevage.

Mundle stated I'll make a motion to pause the meeting to have a tour of Elevage offsite. Erkel stated I'll second. Lux asked any discussion? To the motion, all in favor say aye. **All in favor.** Lux asked any opposed? That motion passes. **Motion passes unanimously.**

(Members left to attend the tour, and returned to the Council Chambers.)

Erkel stated I'll make a motion to resume the meeting following the tour of Elevage offsite. Mundle stated I'll second. Lux asked any discussion? To the motion, all in favor say aye. **All in favor.** Lux asked any opposed? That motion passes. **Motion passes unanimously.**

6.0 – Update on 1345 Sims Property

Look gave an update that staff started negotiations with the property; the asking price was \$265,000, and the assessed value was \$248,000. Look stated that the septic system was not operational, so the seller decided to reduce the price to account for that.

Look stated that they should close on the property in about 30 days, but no decisions have been made on what will go on the property.

Mundle asked if the City was purchasing this. Look stated that the City Council directed staff to proceed with the negotiations.

Mundle asked what meeting it was discussed at. Look stated he will look into that.

7.0 – Legislative Update

Look stated that this year was a bonding year. Look noted that the bonding requests this year were \$700 million, approved for bonding.

Look noted that they are working with the Met Council on the water treatment plant and have met with the school district about where their infrastructure is.

Look stated that they are interested in trying to move this forward and are discussing strategies with the Met Council.

8.0 – Inventory of City-Owned Land

Look stated that he included the PIN numbers of all the City-owned parcels in their packet. Look showed the EDA how to use the website and the PINs.

Bezanson stated that he would not characterize all the parcels down by Coon Lake as buildable. Look presented specific parcels and discussed whether they are buildable or not.

Erkel stated that she was told that many properties owned by the City were donated, with the stipulation that they could not be developed or that they must be a park. Look stated that those parcels should be identified as parkland.

Miller asked if they had a value on these parcels. Look stated that it is listed under property values/assessed values on the website.

9.0 – Housing Report

Look presented the Anoka County Housing Study and highlighted the need for additional affordable housing and the 6,000-unit deficiency in Anoka County.

Lux stated that when retailers see these locations, they are looking at the education and income of the demographics, which will help build more towards what they are looking for.

Look stated that the household growth trend identified in the study has been increasing consistently.

Bezanson asked if the school district had any projections for what they anticipate for future student needs. Anderson stated they were going to get them that information.

Anderson stated that pages 217/218 of the study, East Bethel Recommendations, were very interesting to read.

10.0 – Adjournment

Erkel moved and Mundle seconded to adjourn at 8:38 pm. To the motion, all in favor say aye. **All in favor.** That motion passes. **Motion passes unanimously.**

Submitted by:

Lilian Rokosz

TimeSaver Off Site Secretarial, Inc.