

**BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING  
AUGUST 11, 2025**

**PLEDGE OF ALLEGIANCE.**

President Duklet led those present in the Pledge of Allegiance.

**1. CALL TO ORDER. 1.1. Roll Call.**

The Belle Plaine Economic Development Authority met in Regular Session at 5:00 PM on Monday, August 11, 2025 at City Hall, 218 North Meridian Street, Belle Plaine, MN. President Duklet called the meeting to order with Commissioners Krant, Buck, Fahey, Stacey, Evans and Cox.

Also present was Community Development Director Smith Strack.

**2. APPROVAL OF AGENDA.**

MOTION by Commissioner Evans, second by Commissioner Cox, to approve the Agenda as presented. ALL VOTED AYE. MOTION CARRIED.

**3. APPROVAL OF MINUTES. 3.1. Regular Session Minutes of June 9, 2025.**

MOTION by Commissioner Stacey, second by Commissioner Fahey, to approve the Regular Session Minutes of June 9, 2025 as presented. ALL VOTED AYE. MOTION CARRIED.

**4. TREASURERS REPORT. 4.1. Approval of Bills.**

MOTION by Commissioner Evans, second by Commissioner Buck, to approve the Treasurers Report as presented. ALL VOTED AYE. MOTION CARRIED.

**5. BUSINESS.**

**5.1. Resolution 25-05: ROSE Loan Request: 121 Willow Street North (Rucks)**

Community Development Director Smith Strack reviewed the ROSE Loan Request from Chris and Janene Meyer owners of 121 Willow Street North. Smith Strack noted the exterior paint and pallet changes along with the awnings on the storefront. Smith Strack explained the Design Committee reviewed and approved the proposed changes and noted the one to one match up to \$1,500.00 applies and funds are available.

MOTION by Commissioner Fahey, second by Commissioner Evans, to approve Resolution 25-05: ROSE Loan for 121 Willow Street North. ALL VOTED AYE. MOTION CARRIED.

**5.2. Resolution 25-06: ROSE Loan Request: 908 Main Street East (Belle Plaine Motorsports)**

Community Development Director Smith Strack reviewed the ROSE Loan Request for Dale and Lori Otto owners of 908 Main Street East. Smith Strack explained a new wall sign and pylon change our signage is requested. Smith Strack noted a three to one grant match is available for signage in the Business District and explained a \$1,500.00 ROSE Loan Grant applies and funds are available.

MOTION by Commissioner Evans, second by Commissioner Cox, to approve Resolution 25-06; ROSE Loan Request for 908 Main Street East. ALL VOTED AYE. MOTION CARRIED.

**5.3. Market Opinion Letter Cost Share – Hafemann Property**

Community Development Director Smith Strack explained the 2025 EDA programming budget includes funds for non-specific program uses and is intended to provide for EDA participation in a range of projects, studies, and other opportunities. Smith Strack explained Jessica and Cory Hafemann own 11.5 acres and 6.5 acre parcels abutting 169 and Energy Drive. Smith Strack noted the parcels have been marked for several years and calls of interest have included commercial, industrial and residential end uses. Smith Strack explained the value of a market opinion letter and the scope of services from Maxfield Research. Smith Strack explained the proposed cost of the opinion is not to exceed \$2,600.00 with the EDA asked to consider investing \$2,000.00 for the study and Hafemann's \$600.00 to enter a contract.

The Commission held engaging conversation with staff and the applicants on the property and steps taken thus far.

MOTION by Commissioner Evans, second by Commissioner Cox, to approve the funds for the Market Opinion Letter Cost Share for the Hafemann Property. ALL VOTED AYE. MOTION CARRIED.

#### **5.4. 2026 EDA/HRA Budget**

Community Development Director Smith Strack reviewed the 2026 EDA/HRA Budget and explained the 801 (EDA) and 802 (HRA) Funds are revenue funds generated from a levy allowed under Mn. Statutes. Smith Strack explained reviewed the proposed budget notes along with the proposed incentive programs and guidelines. Smith Strack asked for discussion and a motion on the budget and program guidelines.

The Commission held discussion regarding funding opportunities and availability. The Commission recommends the following for program funding: ROSE loan program \$10,000, Non-Programmed \$15,000, City funded Revolving Loan Fund \$10,000. Total EDA programs \$35,000. The RLF amount needs to be transferred to the dedicated RLF account on an annual basis.

The EDA recommends funding the HRA Revitalization and Energy Efficiency Program in the amount of \$10,000.

MOTION by Buck, second by Stacey, to keep the programs the same as 2025. ALL VOTED AYE. MOTION CARRIED.

MOTION by Duklet, second by Fahey, to approve the proposed budget. ALL VOTED AYE. MOTION CARRIED.

### **6. ADMINISTRATIVE REPORTS.**

#### **6.1. Commissioner Comments.**

No comments were made.

#### **6.2. Director's Update.**

Community Development Director Smith Strack reviewed her report and highlighted the article attached regarding information on Data Centers.

#### **6.3. Upcoming Meetings.**

1. Regular Session, 5:00 pm, **Monday, September 8, 2025.**

The Commission was reminded of the upcoming tentative meeting as listed.

### **7. ADJOURN.**

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MOTION by Commissioner Evans, second by Commissioner Duklet, to adjourn the meeting at 5:50 PM.  
ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich  
Recording Secretary