

— PINE ISLAND —
ECONOMIC DEVELOPMENT AUTHORITY
EST 1993
BOARD OF COMMISSIONERS
MONDAY May 4, 2026

TIME 5:30PM

Meeting Minutes April 6 2026

CALL TO ORDER

Meeting called to order at 5:30pm by Ann Fahy-Gust

APPROVAL OF FEBRUARY MINUTES

Motion made by Ryan Olson to approve minutes, second by Delana Weis Vote 4-0

FINANCIAL REPORT

Mitch informed the board that the auditors requested the city use a different accounting method for tracking SEMMCHRA dollars, which is why there was a \$16,268.14 transfer in and out. Motion to approve made by Brandon Miller, second by Delana Weis. Vote 5-0

REVOLVING LOAN REPORT

Mitch informed the board that the Rachel Douglas loan has been paid in full. Motion to approve the revolving loan report by Delana Weis. Second by David Friese. Vote 5-0

DEVELOPMENT PLAN

Mitch informed the EDA that he has received a loan application from Middle River Tree Service. The loan committee set a date to meet and discuss the application on March 5th.

RESTAURANT INCENTIVE PROGRAM

Mitch presented the new incentive program and mentioned that it needs some minor corrections based on past conversations with the board. Mitch suggested lowering the amount of incentive provided to \$25,000 because it is unlikely that a request to replenish the revolving loan fund in the next couple of years is unlikely as the City looks to keep new costs at a minimum. The Board agreed and asked staff to proceed with sending the program to the city attorney for review.

MIDDLE RIVER LOAN APPLICATION

Mitch presented the application for a \$148,500 loan from Middle River Investments to help purchase property and construct a sign that will be visible from Hwy 52. The Loan Committee has had the opportunity to review the financial projections of Middle River Investments as well as the underlying financials from Middle River Tree Service. The financials indicated a realistic growth trajectory as well as strong profitability from Middle River Tree Service. Some concerns raised by the board is the amount of existing debt as well as being in the third lien position on the building and business assets and equipment. The Loan Committee and staff recommended approval of the loan.

David Friese motioned to approve the \$148,500 loan with a 10 year repayment period at a 2% interest rate with collateral of property, business assets and equipment, and a personal guarantee in the amount of \$148,500. Second by Delana Weis.

ADVERTISING DISCUSSION

The Board discussed different strategies for advertising in 2026. The Board would like to proceed with a strategy more inline with attracting businesses, rather than tourism and recreation. The Board would like to strategy using social media and google ads rather than KTTC advertising. The Board requested staff to have discussions with companies that can assist with this activity and present a plan at a future meeting.

DIRECTOR'S REPORT

Mitch updated the board on his activities including the status of the community mural, DNR grant, and the childcare appreciation event which has now been canceled. Mitch thanked the board members for completing the BR&E Survey and that he is hoping to get another 10 businesses to complete the survey to gain a better picture of the overall business climate. Mitch provided a brief update on the status of the development agreement with Logic of English and that they plan to begin construction this spring.

ADJOURN MEETING

Motion to adjourn by David Friese, second Delana Weis. Vote 5-0 6:28 pm

Members Present: Ann
Fahy-Gust, Brandon Miller,
Delana Weis, Ryan Olson,
David Friese (5:32)

Guest: Mitch Massman ,
Steven Scheevel