



**Proceedings of the Economic Development Corporation Meeting
Wednesday, June 7, 2023**

A Regular Meeting of the Economic Development Corporation (EDC) was held on Wednesday, June 7, 2023 at 10:00 A.M. in the Women's Club Room

1. Director Bergman called the meeting to order at 10:00 a.m.
2. Recording of the Roll

MEMBER	Present		EXCUSED	NOT EXCUSED
	YES	NO		
Thorsen, Gina	X			
Korpela, Nancy	X			
Lehto, Steve	X			
Meyer, Michael		X	X	
Corcoran, Kim	X			
Vacant				
Schonberg, Bob		X		X
Ackerman-Behr, Glen		X	X	
Libby, Carolyn	X			
Quorum	5	3	Quorum	

Also Present: Community Development Director Tom Bergman and Community Development Assistant Tim Erickson.

3. Approval of the April 5, 2023 Meeting Minutes:
Motion by Korpela to accept the meeting minutes. Second by Corcoran. Motion Carried 5 to 0.
4. Approval of the Agenda.
Motion by Corcoran to approve the Agenda. Second by Thorsen. Motion Carried 5 to 0.
5. Citizens wishing to address the Corporation regarding Items on the Agenda (Three-minute limit):
None.
6. Citizens wishing to address the Corporation regarding items not on the Agenda (Three-minute limit):
None.
7. Items for Discussion and Consideration.

- A. Housing Update: Bergman met with Michael Meyer to go over topics for the booklet. The City has a letter of intent for the rural readiness grant for a housing study. The housing developer that the City has been working with is continuing to move forward. The City and the developer will know if the project is funding in 2024.

Korpela asked about the old Pamida building. Director Bergman updated the Corporation and stated that storage isn't an acceptable use in the zoning ordinance. This will most likely become a zoning issue. The Corporation discussed needing to address this issue sooner than later.

Bergman has been in discussion with Highland Copper about their housing needs. WUPPDR has identified some potential funding to assist with housing initiatives. The short-term rental problem will be exacerbated due to the workers coming into the area and utilizing this type of housing. A potential hotel development was discussed. Tax abatement and MEDC programming was mentioned as potential assistance for development related projects.

MSU Extension is doing a few sessions on short term rental regulations.

Ironwoods property values are so low that building a new home isn't financially feasible for developers. If housing values can increase, housing developers may be interested in building in the City.

- B. Marketing Booklet for Developers (Home and Commercial Building Rehab) – MEDC Emerging Developer Road Show: This topic was discussed in item A.
- C. Update on Downtown Development Plan and TIF Plan: The plan will be on the City Commissions second meeting in June for adoption. A workshop can be done to discuss the project.
- D. Redevelopment Ready Communities Update: Three more items are needed to get completed.
8. Other Business: None.
9. Next Meeting: June 28, 2023 at 10:00 a.m.
10. Adjournment. **Motion** by Korpela to adjourn at 10:22 a.m. **Second** by Thorsen. **Motion Carried 5 to 0.**



Michael Meyer, President



Tim Erickson, Community Development Assistant