

Cambridge Economic Development Authority (EDA)

Regular Meeting Minutes – Monday, September 18, 2023

A regular meeting of the Cambridge Economic Development Authority (EDA) was held at Cambridge City Hall Council Chambers, 300 3rd Avenue NE, Cambridge, Minnesota, 55008.

Members Present: EDA members Bob Shogren, Jim Godfrey, Mark Ziebarth, Lisa Iverson, and Aaron Berg.

Staff present: Executive Director Moe, Housing Supervisor Deb Barrett, Westover, Shuster, City Administrator Vogel.

Call to Order

Shogren called the meeting to order at 5:45 p.m.

Approval of Agenda

Berg moved, seconded by Ziebarth, to approve the agenda. All voted aye, no nays, motion passed unanimously.

Consent Agenda

Iverson moved, seconded by Godfrey, to approve consent agenda items A – D:

- A. Approval of August 21, 2023 meeting minutes
- B. Approve EDA Draft July 2023 Financial Statements
- C. Approve EDA Admin Division Bills Checks # 126868- # 127116 Totaling \$29,600.32
- D. Housing Supervisor's Report

Upon roll call, Ziebarth, Iverson, Godfrey, Berg and Shogren voted aye. No nays. Motion carried unanimously.

Work Session

There were no items under work session.

Unfinished Business

There were no items under unfinished business.

New Business

A & B Admissions & Continued Occupancy Policy Updates and Updating No Smoking Policy
Moe reported the routine policy updates for Bridge Park Apartments have been completed. Prior to the changes taking effect the EDA needs to hold a public hearing. Staff recommended to call for a public hearing on the 2023 policy updates on November 20, 2023, at 5:45 p.m.

Godfrey motioned, seconded by Ziebarth, to call for a public hearing on the 2023 Admission & Continued Occupancy and No Smoking Policy Updates on November 20, 2023, at 5:45 p.m. All voted aye, no nays, motion passed unanimously.

C Lease Agreement with Mando's Pet Depot for City Center Mall Suites 142 and 156

Though not a public hearing and under no obligation to do so, Shogren requested one representative from those in attendance to speak, limited to three minutes.

Susan Morris addressed the EDA board. She thanked the members for their partnership, which has made it possible to serve seniors in the community for a long time. Suites 142 and 156 have become an activity area for seniors. Last month 432 seniors visited the space, with plans to grow the services offered. Morris noted seniors can apply for grants between \$5,000 and \$99,000, and suggested partnering together to apply for the grants.

Shogren said he understood this is an issue for many and thanked those in attendance for coming out this evening.

Iverson thanked everyone for attending. She said the decision was made as a board to use the mall as incubator to help business grow in the community. The suites were leased to SAC on a month-to-month basis until a business was found.

Iverson continued, she received many emails that were disheartening. Council works hard to support the community, they do not turn away restaurants and do not spend money on things the city cannot afford. If anyone has questions, they can set up a meeting with Finance Director Moe, Iverson said she would be happy to go to the meeting for support.

Iverson said her dad plays cards at the senior center often and has thanked for what city does for seniors. There are alternatives, such as setting up tables in common area and staff can help set up tables if needed.

Vogel said an individual approached regarding mall spaces available. In their meeting, Armando Suniga said he had a goal of getting his business up and running, with long term ambition to build in Cambridge. The initial lease is a 2+1 lease with option for extension. The business covers utilities, cleaning, with a starting rate of \$13 per square foot, \$2,650 monthly, with small escalator each year. Suniga is requesting to take out the flooring and wall to install a polished concrete floor with city fronting cost and adding it into the term of the lease. This is a common practice has been done with Gamers Den. The lease terms may change depending on the cost of the buildout.

Armando Suniga, 3040 Juniper St., addressed the EDA board. He said he has been a Cambridge resident for six or seven years, and was the co-manager at Walmart for many years. He has been planning on bringing a pet store to Cambridge for 2 years. He enjoys pets and was an integral part of removing the fish and aquatics department from Walmart. He noted there is not a local place for specialty food, fish and small animals. With this lease, he is looking to become established and grow enough capital to build in the Cambridge area. His partnership

with Pet Depot provides more purchasing power to offer lower prices than he would be able to do on his own. He feels this is a perfect market for a local pet store.

Berg noted on the minutes from the last meeting the EDA approved month-to-month lease for suite 156. He asked if the suite had been occupied yet, Moe said they had yet to sign the lease.

Godfrey asked if there was an opening date planned, Suniga said he wanted to open as soon as possible. He was hoping the buildout would take less than a month, and then he could start operations.

Godfrey motioned, seconded by Shogren, to approve the lease agreement as presented.

Godrey said one year ago the EDA board agreed that mall spaces would help businesses grow and this business fits that exact intention. This should not be a surprise to SAC as they knew the lease was month-to-month. He felt it best to stick to original plan to help an asset to the entire community.

Berg asked if the month-to-month lease for suite 142 had similar language, Vogel said it was substantively similar.

Upon vote, all voted aye, no nays, motion passed unanimously.

Adjournment

Godfrey moved, seconded by Berg, to adjourn the meeting at 6:10 p.m. Motion carried unanimously.



Bob Shogren, President

ATTEST:



Caroline Moe, Executive Director