

City of Mora Economic Development Authority

Minutes

**10:00 a.m. Friday, March 17, 2023**

Mora City Hall, 101 Lake St. S, Mora, MN

Pursuant to due call and notice thereof Dan Johnson called to order the regular meeting of the EDA at 10:00 a.m., on Friday, March 17, 2023, in the Mora City Hall council chambers.

**2. Roll Call:** Present: Jody Anderson, David Youngquist, Dan Johnson, Alison Holland, Mike Segner, Rose Krie, Robert Jensen

Absent: Brett Baldwin

Staff Present: City Administrator Glenn Anderson, Community Development Director Kirsten Faurie

Others Present: Nick Mitchell

**3. Adopt Agenda:** MOTION made by Krie, seconded by Segner, and unanimously carried to adopt the agenda.

**4. Special Business:**

a. Industrial Park Proposal

Faurie asked the EDA to review terms and discuss terms of the purchase agreement, and noted the Planning Commission will need to review and approve the use of boat sales in the I-2 District.

J. Anderson noted concerns about deviating from guidelines regarding sale price and the smaller building's lot coverage.

Mitchell spoke about his business plan and how he intends to use the lot, specifying that the majority of his business would be boat repair/storage and that he does not foresee boat sales becoming the primary use. Mitchell sees a huge need for repair and storage services in the area.

Jensen discussed the existing pontoon business in the Industrial Park and if their sales model was substantially different than what is being proposed for Mora Marine. Jensen said he wouldn't feel comfortable denying Mitchell if Northstar Pontoons is conducting a similar business.

Segner noted he wasn't considering reversing the decision the EDA made at their March 7 meeting to sell the lot. Krie reaffirmed this and her desire to keep this sale process moving forward to help Mitchell meet his timeline goals.

The board discussed their desired terms of sale. The board debated requiring the business install some form of security system in the agreement; the board directed city staff to consult with the city attorney and advise on how that could be worded.

City of Mora Economic Development Authority

Minutes

**10:00 a.m. Friday, March 17, 2023**

Mora City Hall, 101 Lake St. S, Mora, MN

MOTION by Segner, seconded by Krie, to direct the city attorney to draft a purchase agreement including the terms listed in staff memo (in packet), specifying the fence needs to screen view all around the property (not just the front), adding the sale is contingent upon approval of the land use by the Planning Commission & City Council, and ask to attorney to advise on how a security feature might be worded.

Motion failed 3-3 with members Jensen, Anderson and Youngquist opposed.

Johnson opened the matter for further discussion. Per Jensen's request, Faurie explained the process for selling Industrial Park Land and next steps in this matter.

J. Anderson spoke again to her concerns about how far the proposal is deviating from the city's established guidelines regarding sale price of land, building size and allowed uses.

Jensen said the city has already set some precedence in what has been allowed at Northstar Pontoons. Jensen requested the city table the issue until the attorney could weigh in on the issues being discussed.

Youngquist noted his concerns about deviating from the guidelines considering he did not see a strong public benefit to residents in terms of job creation and increase in the tax base. Johnson stated he saw the business was a benefit by providing a service to members of the community.

Krie clarified that on March 7 this board did approve sale of the lot pending the development of terms and discouraged the board from backpedaling on that decision.

MOTION by Jensen to table the issue until a special meeting of the EDA to be held at 10:30 a.m. Tuesday, April 11, 2023 at Mora City Hall. Seconded by Youngquist and unanimously carried.

**5. Adjournment:** MOTION by Segner, seconded by Krie and unanimously carried to adjourn the meeting at 11:08 a.m.

The next meeting of the EDA is a special meeting for **10:30 a.m. Tuesday, April 11, 2023** at Mora City Hall. The next regular meeting of the EDA is **2 p.m. Tuesday, May 2, 2023.**

---

Dan Johnson  
President

---

Kirsten Faurie  
Community Development Director