CITY OF NISSWA
AGENDA – CITY COUNCIL WORKSHOP AGENDA
TUESDAY, JANUARY 20, 2026 – 10:00 AM
NISSWA CITY HALL

A. Call to Order

B. Economic Development Discussions

C. Adjourn

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Process to Establish an EDA

In order for a City to create an EDA the City Council must adopt a written resolution called an enabling resolution. Through enabling resolution EDAs are granted all of the powers described in Minnesota Statutes, 469.090-1082, subject to any limitation on those powers as specified by the City. EDAs are also granted the powers given to HRA's in the HRA law, powers almost identical to Port Authorities under Port Authority Law and all of the development powers granted to a city under municipal development district law and the industrial development act.

Before adopting an enabling resolution, the City Council must hold a public hearing, and it must determine the number of Board Members to be on the EDA. The notice of public hearing must identify the place and time of the hearing, a brief statement of the purpose of the hearing, and the notice must contain a summary of the resolution. The notice of public hearing must be published in the newspaper of general circulation once a week for two consecutive weeks prior to the meeting. The first publication must appear not more than 30 days from the date of the public hearing.

An EDA is a public body corporate and politic as well as a political subdivision of the State of Minnesota with the right to sue or be sued in its own name. An EDA carries out an essential governmental function when it exercises its powers but is not immune from liability because of this. (Minn. Stat. 469.091, Subd. 2)

Why establish an EDA?

- **Promote economic growth**: EDAs can help cities create flexible programs to promote economic growth.
- **Consolidate powers**: EDAs can combine economic and housing development powers into one body.
- **Focus on blighted areas**: EDAs can help cities focus on developing blighted areas and prevent blight from spreading.

What can an EDA do?

- Create economic development districts
- Acquire property through purchase, lease, gift, or condemnation
- Develop districts by filling, grading, and protecting property
- Issue of revenue bonds
- Make or guarantee credit enhancements
- Issue of general obligation bonds
- Provide business assistance

Brainerd Lakes Area Economic Development Corporation
224 West Washington
StreetBrainerd, MN 56401
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City Levy of Taxes for EDA Activities

The City may, at the request of the EDA, levy a tax in any year for the benefit of the EDA in an amount not more than 0.01813 percent of the taxable market value. The amount levied must be paid by the City treasurer to the treasurer of the EDA, to be spent by the EDA.

Key EDA Functions & Resources in MN

- **Financial Assistance:** Provide gap financing (loans, bonds) for businesses, housing, and redevelopment projects.
- **Technical Assistance:** Help businesses with expansion, startups, and navigating incentives.
- **Partnerships:** Collaborate with the University of Minnesota EDA Center (UMN Extension) for research and support.
- **State & Federal Funding:** Access programs through MN DEED (e.g., Main Street) and the U.S. EDA for infrastructure, innovation, and distressed communities.

What Your EDA Can Do (Examples)

- Support new businesses and housing creation.
- Provide revolving loan funds for commercial/industrial properties.
- Offer incentives like Industrial Revenue Bonds (IRBs) for facilities.

I list this as an example of another option that a city has at its disposal, if you do not want to re-establish your EDA.

Economic Development Commission: A board used to advise a City Council, appointed by Mayor and/or City Council. It has limited or no decision-making authority and is used as a sounding board or a first point of contact for the City Council on development projects. The commission is used to draft strategies and policies for ratification and implementation of local plans on a volunteer basis.

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