



The Wells Economic Development Authority (EDA) convened on January 19, 2015 at 5:30 pm in the Council Chamber. President Heggen called the meeting to order with the following members present: Jim Heckman, John Herman, Sue Nasinec and Whitney Harig. Also present was City Administrator Robin Leslie and Tim Clawson, FCDC Executive Director.

AGENDA

The agenda for the January 19, 2016 meeting was reviewed. Motion by Herman and second by Harig to approve as presented. Motion carried.

PUBLIC COMMENT

None.

CONSENT ITEMS

The minutes of the November 17, 2015 and December 15, 2015 meeting were reviewed. Motion by Herman and second by Heckman to approve with one correction. Motion carried.

The bills and financial reports were discussed. Motion by Herman and second by Nasinec to approve as presented. Motion carried.

BUSINESS

Incubator Septic System- No action taken. Leslie informed the Board that the septic pump had to be replaced and that further upgrades to the holding tank should be considered.

Courier-Sentinel/Non-delivery of Wells Area Guides- No action taken. Leslie informed the Board that she sent the Courier-Sentinel a letter informing them that the EDA is requesting a refund but that she hasn't received a response.

Staloch Farm Rent- Tom Staloch was present and stated he thinks being billed for 73% of the 90th percentile is too high for a parcel of land that has hydrants and severed tile, making it hard to farm.

Heggen stated that to date, Mr. Staloch has paid \$199 per acre and that he feels that is sufficient enough.

Motion by Herman and second by Nasinec to charge Mr. Staloch \$199 per acre for 2015 and 2016. Motion carried.

Old School Site Update- No action taken. Leslie informed that Board that the HRA and the City Council are going to have a closed session in regard to the sale of old school site properties and that Mr. Peterson might apply for a conditional use permit to hold a machinery/equipment sale at the old football field.

Faribault County Commercial Rehab Loan Program/Requests- No update.

South Industrial Park- No action taken. Leslie informed the Board that the for-sale sign is posted on the property.

Wells Business Park- Leslie stated that there are a number of scenarios that can be considered when trying to calculate the average tax impact for the project and that she will try to contact someone at the

Assessor's Office to get more accurate figures. Leslie also stated that another thing to consider during this project is having a plan for completion in phases to alleviate some of the upfront costs. In addition, Leslie stated she will continue to work with Bolton and Menk to lower the total project costs, if possible.

Amos Boeck was present and stated that he would like to get some idea of a lot price for budgeting purposes.

Leslie stated that she thinks the lot prices will need to be based on an overall percentage of the special assessments but that she needs additional information to help determine a price.

Board Member Resignations- No action taken. Leslie stated that Board member Kim Sorenson resigned after the last Council meeting and that his resignation will be accepted at the January 25th Council meeting.

ADJOURNMENT

Motion by Harig and second by Herman to adjourn at 6:47 pm. Motion carried.

Jim Heckman, Secretary/Treasurer

Megan Boeck, Deputy City Clerk