



# ECONOMIC DEVELOPMENT AUTHORITY

CITY OF WELLS, MINNESOTA

## MINUTES

### Regular Session of the Economic Development Authority City of Wells, Minnesota

#### CALL TO ORDER:

The Wells Economic Development Authority (WEDA) convened in regular session on May 18, 2010 at 5:00 p.m. in the Wells City Hall conference room. President Brad Heggen called the meeting to order with the following members and employees present: Vice President Kim Sorenson, Commissioner Steve Burns, Commissioner Jim Heckman, Commissioner Bruce Mandler, and Commissioner Shannon Savick. Employees present: Community Development Director Austin Bless.

#### GUESTS:

Director Bless informed the Commission that Go Minnesota called and said they would not be attending the meeting, but they sent a report of their activities from February thru May that was reviewed.

Guest Milt Peterson did not show up. Commissioner Heckman presented a letter disclosing a relationship between Milt Peterson and Paragon Bank. The letter is attached to the minutes as Attachment I.

#### CONSENT ITEMS

The minutes of the April 20, 2010 regular meeting was reviewed. Commissioner Sorenson motioned to approve the February the April 20, 2010 regular meeting minutes as presented. Commissioner Savick seconded. President Heggen called for a vote with Burns, Heckman, Heggen, Mandler, Savick, and Sorenson voting aye. **Motion Carried.**

Secretary/Treasurer Darin Magnuson entered the meeting.

The Financials were reviewed. Director Bless noted that the interest rate on the money market account had dipped below the rate of the interest rate on CD's. Discussion held. Commissioner Heckman made a motion to have Director Bless and Secretary/Treasurer Magnuson move some of the money from the Money Market account into CD's. Commissioner Burns seconded. President Heggen called for a vote with Burns, Heckman, Heggen, Magnuson, Mandler, Savick, and Sorenson voting aye. **Motion Carried.**

Commissioner Burns motioned to approve the financial report and pay the bills with a second from Commissioner Heckman. President Heggen called for a vote with Burns,

Heckman, Heggen, Magnuson, Mandler, Savick, and Sorenson voting aye. **Motion Carried.**

**OLD BUSINESS:**

Commissioner Heckman asked on the status of the building at 6 South Broadway, which is rented currently by Frundt and Johnson. Director Bleess informed the commissioners that it is listed for sale.

President Heggen brought the issue of the Singleteary Food Solutions project to the floor. Director Bleess informed the Commissioners the MIF loan application has been approved. Closing on the loan should occur before the June EDA meeting. The land swap between the EDA, Wells Concrete Products, and Singleteary Food Solutions is progressing. Discussion held.

President Heggen brought the issue of advertising WEDA programs to the floor. Information on ad rates for the regional Business Connect magazine were reviewed. Discussion held. The Board requested Director Bleess to get information on the cost of internet advertising costs for the June meeting.

President Heggen brought the issue of Jon Feist request on the Bidne Building to the table. Director Bleess informed the Commissioners the costs to get the building to where they need it is higher than they thought and Mr. Feist wanted to know if the EDA would be willing to help with funds to improve the building. Discussion held. President Heggen disclosed a relationship between Jon Feist and Brad Heggen Realty and Ray Bidne and Brad Heggen Realty. Official letters disclosing this relationship is attached to the minutes as Attachment II and Attachment III. Commissioner Sorenson motioned to not get involved with the repairs to the building with a second from Commissioner Savick. President Heggen called for a vote with Burns, Magnuson, Mandler, Savick, and Sorenson voting aye. Commissioners Heckman and Heggen abstained. **Motion Carried.**

President Heggen brought the issue of the Incubator Building to the table. Director Bleess said the building was in good shape when he did a final walk through with Linder Enterprises and he recommends the EDA refund the damage deposit to Linder Enterprises. Commissioner Sorenson motioned to refund the damage deposit with a second from Commissioner Magnuson. President Heggen called for a vote with Burns, Heckman, Heggen, Magnuson, Mandler, Savick, and Sorenson voting aye. **Motion Carried.**

Director Bleess informed the commissioners that Schrader Enterprises has contacted him about the furnace, water softener, and water heater not currently working. Discussion held. Commissioner Sorenson motioned to have Ron's Plumbing and Heating look at the furnace, water heater, hook up the water softener, and purchase a new high flow toilet from Ron's Plumbing and Heating. Commissioner Savick seconded. President Heggen called for a vote with Burns, Heckman, Heggen, Magnuson, Mandler, Savick, and Sorenson voting aye. **Motion Carried.**

Director Bleess stated Schrader requested 6 yards of crushed rock to be purchased for the drive way to the building. Schrader will level it off on their own. Commissioner

Heckman motioned to approve the purchase of up to 6 yards of crushed rock with a second from Commissioner Magnuson. President Heggen called for a vote with Burns, Heckman, Heggen, Magnuson, Mandler, Savick, and Sorenson voting aye. **Motion Carried.**

Director Bless also informed the Commissioners that Schrader had asked about getting a new utility sink and more garage door openers. Discussion held. The consensus of the Board was to not purchase these items.

President Heggen brought the issue of an attendance policy to the table. The policy as presented in the packet was discussed. Commissioner Magnuson motioned to approve the By-Laws including the attendance policy. Commissioner Burns seconded. President Heggen called for a vote with Burns, Heckman, Heggen, Magnuson, Mandler, Savick, and Sorenson voting aye. **Motion Carried.**

#### **NEW BUSINESS:**

President Heggen mentioned the letter he read at the City Council meeting on April 26, 2010 was distributed to the Commissioners. Discussion held.

President Heggen brought the issue of a SCDP grant to the table. The information in the packet was reviewed. Discussion held. The consensus of the board was that this is a project they want to move forward with. Commissioner Burns motioned to move forward with this project and to have some cost analysis and budget figures on the topic for the June EDA meeting. Commissioner Savick seconded. President Heggen called for a vote with Burns, Heckman, Heggen, Magnuson, Mandler, Savick, and Sorenson voting aye. **Motion Carried.**

Director Bless informed the Commissioners that WFS had contacted him about possibly buying some land in the S. Industrial Park. Discussion held. The EDA is willing to work with WFS on purchasing some land. Director Bless is to work with them and get a better proposal on their needs.

President Heggen brought the issue of the Bidne Building to the table. The owner had asked President Heggen if the EDA would be interested in purchasing the building. The consensus of the board was they are not interested in purchasing the building.

#### **ADJOURNMENT:**

Motion made by Commissioner Sorenson and seconded by Commissioner Mandler to adjourn the meeting. Motion carried. Meeting adjourned.

Respectfully Submitted:

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Darin Magnuson  
Secretary/Treasurer

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Austin Bless  
Community Development Director