



ECONOMIC DEVELOPMENT AUTHORITY

CITY OF WELLS, MINNESOTA

MINUTES

July 20, 2010

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 July 20, 2010 in the Wells City Hall conference room.

President Brad Heggen called the meeting to order with the following members present: Vice President Kim Sorenson, Secretary/Treasurer Darin Magnuson, Commissioner Bruce Mandler, and Commissioner Shannon Savick.

The following members were absent: Commissioners Jim Heckman and Steve Burns.

Staff present: City Administrator Jeremy Germann and Community Development Director Christopher Elvebak.

INTRODUCTION OF NEW COMMUNITY DEVELOPMENT DIRECTOR

Administrator Germann introduced Chris Elvebak to the board as the replacement for Austin Bless.

APPROVAL OF AGENDA / MINUTES

Commissioner Magnuson moved to approve the agenda for the July 20, 2010 meeting and the minutes of the June 15, 2010 meeting. Commissioner Savick seconded and the motion passed unanimously.

FINANCIAL REPORTS

The financial reports were reviewed. Commissioner Magnuson moved to approve the financial reports and pay all bills as presented. Vice President Sorenson seconded and the motion passed unanimously.

GUEST SPEAKER:

Doug Uhrhammer of Faribault County Development Corporation (formerly Go Minnesota) addressed the board. He said he was attending in the stead of Lindsey Warmka, as had been previously arranged.

Mr. Uhrhammer elaborated on a potential development proposal. He discussed three owners / partners who have decided to explore the potential of constructing a twenty-six unit assisted living facility. Parkview Care Center will be the front with the other two partners silent for the time being. They are examining parcels that are of no less than five acres in size. He stated that their operating timeline is by January of 2011 to have all of the financials in place with – weather dependent – the ability to begin construction in March of 2011. He said Deb Barnes of the Winnebago site is the contact person.

The board discussed some potential qualifying issues. Site access, access to sewer and water infrastructure, and parking were all mentioned. The soil conditions including the potential for soil borings and oversized footings was discussed.

Mr. Uhrhammer mentioned a couple of possible sites but clarified that his position was to put the organization in touch with WEDA to determine potential best site locations themselves. The Board discussed some potential initial locations.

Staff elaborated on some land use issues including sewer capacity, zoning, and potential hurdles regarding annexation for any sites examined that may not be within the municipal boundary.

Mr. Uhrhammer said that the Parkview group would complete a pro forma first as they have a very slim expected profit margin and are looking to secure additional funding from the federal and state levels. As of this time the job creation component is unknown.

The board thanked Mr. Uhrhammer for his time and information and by consensus agreed it was something they would ask staff to look into. Administrator Germann and Director Elvebak said they would follow up on this with Deb Barnes and Parkview.

OLD BUSINESS:

a) WEDA regional advertising campaign.

President Heggen brought the issue of advertising WEDA programs to the floor. Information on ad rates delivered at the previous meeting were briefly reviewed, as was the question of whether or not to move forward with this item at this time. Discussion held. The consensus of the board was to postpone this item for now but come back to it at some future time when the new Community Development Director has a chance to get settled into his office.

b) SCDP joint application.

President Heggen brought the issue to the table. It was mentioned in discussion that six to eight businesses were interested and that Winnebago is looking to partner with Wells for the residential component required for a comprehensive application. The board asked staff to look into a joint meeting with Winnebago.

c) Reimbursement from Wildcats Bar & Grill.

The EDA had paid for recording fees to the County Recorder's Office for the title work and accompanying tax transactions for the Wildcats Bar & Grill. President Heggen said that is typically an expense that buyers of land incur not the sellers. The board asked staff to contact the owners for reimbursement for the recording fee.

d) Incubator Building.

The board was approached by Mike Schraeder, a tenant of the business incubator building. He asked the board to consider a previous offer from his company to purchase the structure and was wondering if they were going to receive a counter-offer.

The board discussed the option including sewer connections and if it wanted to keep a business incubator building. Mr. Schraeder was thanked for his time and was informed the board would continue to consider the offer for now.

e) Singleteary Food Solutions.

The board reviewed the current status of the Minnesota Investment Fund application. Vice President Sorenson gave the board an update on actions to date by Steve Singleteary, DEED, and Wells Concrete. Administrator Germann said that the DEED has been contacted by vendors of Singleteary Food Solutions seeking reimbursement for expenditure of equipment funds. He and Vice President Sorenson would sit down with Director Elvebak and get him up to speed on the project so his priority would be enabling the Board to close on the loan agreement with SFS. Vice President Sorenson also mentioned the possibility of inviting Governor Pawlenty and others to celebrate the plant opening thanks to the JOBZ program.

f) Historical Society:

The board has not yet received a check from the Minnesota Historical Society for work conducted by the depot. When the funds arrive they will turn them over to the Wells Historic Society for necessary repairs & improvements.

Commissioner Magnuson exited the meeting at 5:48pm.

NEW BUSINESS:

a) Semi-Truck parking.

Administrator Germann brought the concern of a lack of semi-truck parking expressed by a resident to the board. He wanted to know if the board would consider selling or renting a small parcel of land for semi-truck parking. The board discussed the measure and wanted to know how many vehicles would be involved and how they would be oriented & stored on a lot. The board

also discussed potential suitable sites, including the south industrial park, and briefly discussed if this was an appropriate use for the industrial park in either the short or long-term.

Administrator Germann said he would stay in contact with the resident on this.

PUBLIC COMMENT:

No one came forward to address the board. However, it was noted at this time that Director Elvebak had not yet received clearance to be placed on the necessary stamps & records for the financials. Vice President Sorenson moved to authorize Director Elvebak for the necessary financials. Commissioner Mandler seconded and the motion passed unanimously.

Commissioner Savick exited the meeting at 6:30 pm.

ADJOURNMENT:

Vice President Sorenson called for quorum. President Heggen declared quorum was no longer present and therefore the meeting was adjourned at 6:30 pm.

Respectfully Submitted:

Darin Magnuson
Secretary/Treasurer

Christopher Elvebak
Community Development Director