



The Wells Economic Development Authority (EDA) convened on August 19, 2014 at 5:00 pm in the Wells City Hall Conference Room. President Brad Heggen called the meeting to order with the following members present: Jim Heckman, John Herman, and Bruce Mandler. Members absent: Sue Nasinec, Gary Robbins and Kim Sorenson. Also present was City Administrator Robin Leslie.

### **AGENDA**

The agenda for the August 19, 2014 meeting was reviewed. Motion by Herman and second by Mandler to approve with the addition of Redevelopment of Old USC Site. Motion carried.

### **MINUTES**

The minutes of the July 15, 2014 meeting were reviewed. Motion by Mandler and second by Herman to approve as presented. Motion carried.

### **PUBLIC COMMENT**

None

### **CONSENT ITEMS**

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

### **NEW BUSINESS**

**Redevelopment of Old USC Site-** The Board briefly discussed reuse of the old school site and the possibility of the extension of 3<sup>rd</sup> Ave SW.

### **Commercial Building Enhancement Grant Application- Wells Historical Society**

Motion by Herman and second by Heckman to approve the Wells Historical Society's grant request for \$1,000. Motion carried.

### **OLD BUSINESS**

**Faribault County Commercial Loan Fund Update-** Ms. Leslie provided an update for the Board stating additional funding was made available from USDA for this program thereby increasing the Wells amount from \$32,755 to \$43,155. She also stated four applications have been sent out to Wells businesses but none returned so far.

**South Industrial Park-** Ms. Leslie provided an update for the Board stating the BDPI funds will need to be drawn by the end of 2014 and the project closed. After that, it is up to the EDA to set project deadlines for WCP. She also stated the final pay estimate has been submitted and paid.

The Board discussed the weeds at the SIP and directed Ms. Leslie to contact Staloch's first and if they can't address the issue, then to contact Schrader Enterprises.

Ms. Leslie stated the visitor's guide advertising was completed with a copy provided in the packets.

**Incubator Building-** Ms. Leslie stated Mr. Jensen is still interested and that he came in again the day before to pick up another application as he stated he did not receive her email. Ms. Leslie also mentioned the Baseball Association nets are still in the building and that they have not turned in their

keys, which she wasn't aware of until recently. She stated she contacted Sue Summer and Ms. Summer stated they would like to remain there if possible. The Board was amenable to allowing them to remain until a tenant was secured.

Ms. Leslie updated the Board on the Bevcomm fiber work that occurred in the rear of the property.

**Interested Party Inquiries-** President Heggen stated the interested parties would be getting back to the EDA about their interest and the party interested in the NIP has two possible tenants lined up.

**SFS Site-** The Board asked to receive information regarding the most interested party and how long the bank will carry the property.

**Community Development Staffing-** Mr. Heckman stated staffing this position goes with the mission statement for the organization and the community and that a liaison is needed for the HRA, EDA and P&Z boards.

**Business Retention/Expansion Plan-** President Heggen stated this plan set the base priorities for the Board to work from.

#### **ANNOUNCEMENTS**

President Heggen reminded the Board that the next meeting would be held on Tuesday, September 16, 2014 at 5:00 pm.

#### **ADJOURNMENT**

Motion by Herman and second by Mandler to adjourn. Motion carried. Meeting adjourned at 6:45 pm.

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Secretary/Treasurer Jim Heckman

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City Administrator Robin Leslie