



The Wells Economic Development Authority (EDA) convened on March 17, 2015 at 5:00 pm in the Wells City Hall Conference Room. President Heggen called the meeting to order with the following members present: Jim Heckman, John Herman, Bruce Mandler, Sue Nasinec and Kim Sorenson. Members absent: Whitney Warmka. Also present was City Administrator Robin Leslie.

### **AGENDA**

The agenda for the March 17, 2015 meeting was reviewed. Motion by Sorenson and second by Mandler to approve with the addition of Bill Deblon- FCDC Interim Director. Motion carried.

### **MINUTES**

The minutes of the February 17, 2015 meeting were reviewed. Motion by Nasinec and second by Herman to approve with one correction to old business. Motion carried.

### **PUBLIC COMMENT**

None.

### **CONSENT ITEMS**

The bills and financial reports were discussed. Motion by Herman and second by Nasinec to approve bills with one additional payment to City of Wells in the amount of \$214.00 for Incubator Building property insurance. Motion carried.

Motion by Herman and second by Sorenson to approve the current financial statements as presented. Motion carried.

City Administrator Leslie provided the Board with an update on Wildcats amortization schedule.

### **NEW BUSINESS**

**Bill Deblon, FCDC Interim Director-** Mr. Deblon wanted to introduce himself to the Board. Mr. Deblon shared with the Board that his main priority for the interim period is going to be working on the Faribault County Commercial Rehab loan application and processing.

Leslie stated a portion of the loan can be forgiven, 20% or a \$2,000 maximum, if the EDA wanted to provide that as an incentive to encourage applications.

Heckman stated he feels that option has a certain value especially when paired with potential job creation.

Motion by Heckman and second by Nasinec to approve the forgivable loan portion of 20% or \$2,000 maximum for this program through FCDC. Motion carried (4-0, Herman abstained).

### **OLD BUSINESS**

#### **Interested Parties**

**Boeck-** Leslie stated City Engineer Travis Winter continues to work on the Wells Business Park feasibility study and lot layout. Leslie presented the Board with a draft layout plan and also stated the “two acre buildable” shown on the plan was put together with Mr. Boeck in mind.

Sorenson stated he does not feel the cul-de-sac is adequate for a semi traffic and that he would like verification if a 90 degree road and turn lane would be required by MNDOT.

In addition, the Board wanted to know if the front parcels could drain to the ditch and if an outlet would be needed for the pond.

**Hassing-** Leslie questioned Ms. Hassing about her other options since it may be unlikely that the City will be able to provide utilities at the business park.

Ms. Hassing stated she has a rental agreement until December for food preparation and storage and that it may be extended through August of next year.

She also stated she has been looking at other sites.

**South Industrial Park-** Leslie stated the South Industrial Park subcommittee has met twice in the last month and discussed parameters for marketing, as well as criteria for the available lots. Their recommendation is to offer a free building site (2 lots minimum) if applicants meet the following criteria: 1) New or expanding business and 2) creation of two full time equivalent (FTE) jobs (wage standard to be determined). If no jobs are created, a lot will be \$15,000. In addition, the incentive of \$5,000 for building a concrete structure would remain. Motion by Herman and second by Mandler to approve the subcommittee's recommendation as stated. Motion carried.

Leslie also stated she invited Wells Concrete to attend the April or May meeting to discuss their building plans and timeline.

**Incubator Building-** Leslie stated Schroeder Electric plans to change the locks and that the lease is ready for signing.

**SFS Site-** Leslie stated that work is being done at the building and that Wells Food Processing is currently hiring.

**Revolving Loan Funds-** No update.

**Business Retention/Expansion Plan-** No update.

#### **ANNOUNCEMENTS**

President Heggen reminded the Board that the next meeting would be held on Tuesday, April 21, 2015 at 5:00 pm.

#### **ADJOURNMENT**

Motion by Sorenson and second by Herman to adjourn at 7:00 pm. Motion carried.

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Jim Heckman, Secretary/Treasurer

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Megan Boeck, Deputy City Clerk