



Economic Development Authority Meeting Minutes
Tuesday, June 16, 2015, 5:00 pm
Wells Community Center

The Wells Economic Development Authority (EDA) convened on June 16, 2015 at 5:00 pm in the Council Chamber. President Heggen called the meeting to order with the following members present: Whitney Harig, John Herman, Bruce Mandler, Sue Nasinec and Kim Sorenson. Members absent: Jim Heckman. Also present was City Administrator Robin Leslie and City Engineer Travis Winter.

AGENDA

The agenda for the June 16, 2015 meeting was reviewed. Motion by Harig and second by Sorenson to approve as presented. Motion carried.

MINUTES

The minutes of the May 19, 2015 meeting were reviewed. Motion by Sorenson and second by Mandler to approve with one correction. Motion carried.

PUBLIC COMMENT

None

CONSENT ITEMS

As there were no bills, the financial reports were discussed. Leslie informed the board that Schroeder Electric would like to continue renting the Incubator Building and that Wildcats made an interest only payment for May but not for June. Heggen stated he has been looking through 2014 financials and doesn't see a depository for Tom Staloch's 2014 farm rent. Leslie stated she will look into it and report back at the next meeting.

Motion by Mandler and second by Harig to approve the current financial statements with additions. Motion carried.

NEW BUSINESS

New FCDC Executive Director Tim Clawson Introduction- Mr. Clawson stated he has been working in Economic Development for many years mostly with communities under 5,000. Clawson stated he is looking forward to working in Wells and hopes that he can be a good resource to the Board and the City.

Leslie stated the Board has a question regarding the Faribault County Commercial Rehab Loan Program and how the funds are distributed after the two year period has expired. Clawson stated the goal is always going to be to put the money to use but that he can research it more in the coming weeks.

OLD BUSINESS

South Industrial Park- City Administrator Leslie stated that it is impossible to finalize marketing plans for the South Industrial park without an update from Wells Concrete regarding their building plans. It was the consensus of the Board to invite CEO Dan Juntunen to the July meeting with the hopes he can provide the Board with a more accurate time frame.

Faribault County Commercial Rehab Revolving Loan Program- Mr. Clawson updated the Board that he is currently working on two different commercial rehab loan applications within the County.

North Industrial Park/Wells Business Park- City Engineer Travis Winter provided the Board with a layout and cost estimate per the Board's request at the last meeting. Winter stated the revision eliminates asphalt from the entrance through the development area, as well as, the force main and lift station. The total cost associated with phase one of the project is \$1,865,555 million and can be broken down as follows:

Gravity Sewer- 173,430
Storm Sewer- \$285,000
Street (built for future needs but not paved)- \$968,640
Pond excavation and lot prep- \$439,960.

Winter also mentioned the wetland previously noted on lot 4 is not a wetland after boring tests were completed.

Sorenson mentioned WPU costs to add three-phase electrical to the site would be about \$15,000.

Leslie stated the next step might be to have a joint meeting with the City Council and the Utilities Commission on July 13th at 5:00 pm to find out if this is something they are willing to invest in.

Boeck stated he realizes it boils down to a cost issue and is probably going to be a tough decision but other than the North Industrial park there isn't much room for businesses to grow within city limits. He stated he has 13 employees now but is also hiring more.

Harig stated she feels it's fair for the EDA to assume some risk and that they need to be excited about expansion in the community.

ANNOUNCEMENTS

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

ADJOURNMENT

Motion by Harig and second by Nasinec to adjourn at 6:30 pm. Motion carried.

Jim Heckman, Secretary/Treasurer

Megan Boeck, Deputy City Clerk