



The Wells Economic Development Authority (EDA) convened on July 21, 2015 at 5:00 pm in the Council Chamber. President Heggen called the meeting to order with the following members present: John Herman, Bruce Mandler, Sue Nasinec and Kim Sorenson. Members absent: Whitney Harig and Jim Heckman. Also present was City Administrator Robin Leslie.

#### **AGENDA**

The agenda for the July 21, 2015 meeting was reviewed. Motion by Nasinec and second by Mandler to approve as presented. Motion carried.

#### **MINUTES**

The minutes of the June 16, 2015 meeting were reviewed. Motion by Sorenson and second by Nasinec to approve with one correction. Motion carried.

#### **PUBLIC COMMENT**

None

#### **CONSENT ITEMS**

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

Motion by Mandler and second by Nasinec to approve the current financial statements as presented. Motion carried.

Harig arrives at 5:15.

#### **NEW BUSINESS**

**Faribault County Commercial Rehab Loan Request (Blake Greenfield Chevrolet)- Tim Clawson-** Sorenson stated that he has concerns regarding the revolving loan funds and a portion of that being spent outside of the city of Wells after the two year mark. Clawson stated that the goal is to have the money spent before that time and that the USDA is not going to require the City to violate statute. He also stated the headline for pooling is September 2016 and that they can request an extension from USDA.

Clawson stated the next County EDA meeting is scheduled for September 8<sup>th</sup> and that the Commercial Rehab loan application submitted by Blake Greenfield Chevrolet will be discussed at that meeting.

No action taken.

**Commercial Building Enhancement Grant (Wells Family Video)-** Motion by Sorenson and second by Harig to approve Commercial Building Enhancement Grant in the amount of \$136.60 upon proof of paid receipts. Motion carried.

**Commercial Building Enhancement Grant (Blake Greenfield Chevrolet)-** Motion by Herman and second by Mandler to approve Commercial Building Enhancement Grant in the amount of \$1,000 upon proof of paid receipts. Motion carried.

**Incubator Building ROW Landscaping-** Motion by Sorenson and second by Herman to eliminate the landscaping at the Incubator building due to the fact that it is no longer being maintained properly by the Beautification Committee (not to exceed \$500). Motion carried.

## **OLD BUSINESS**

**South Industrial Park-** City Administrator Leslie stated that Steve Kloos and Dan Juntunen have yet to respond to any of her correspondence and that next she will follow up with Chuck Pettipiece with the hopes that he can provide some direction as to how to move forward with the project.

Mandler stated that the SIP needs to be maintained in order for potential buyers to be able to visualize the lots.

Leslie stated the Street Department will monitor the site. Herman stated he will check with Feist's about mowing. Heggen stated he will install posts at the property corners to delineate lots. Leslie also stated she will order some temporary for sale signs.

**North Industrial Park/Wells Business Park-** President Heggen stated that the EDA needs to decide if they are going to make an official recommendation to Council regarding the NIP/Wells Business Park Project.

Leslie stated that if the EDA develops the NIP/Wells Business Park they will be responsible for the assessments on each lot but that the Council can choose to defer those assessments for a period of time. Leslie also stated that she will put potential assessment and levy numbers together for the next joint meeting so the Council has some perspective on what kind of levy increase would be involved for a projects like this.

Herman stated it's important that staff continue to look for funding options.

Boeck stated that the only thing missing from his budget is a lot price and hopes that the EDA can provide that information soon.

## **ANNOUNCEMENTS**

President Heggen reminded the Board will have another joint meeting with the City Council on August 10<sup>th</sup> and the next regular meeting would be held on Tuesday, August 18, 2015 at 5:00 pm at the Community Center.

## **ADJOURNMENT**

Motion by Sorenson and second by Nasinec 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