



The Wells Economic Development Authority (EDA) convened on August 18, 2015 at 5:00 pm in the Council Chamber. President Heggen called the meeting to order with the following members present: Jim Heckman, John Herman, Bruce Mandler, Sue Nasinec and Whitney Harig. Members absent: Kim Sorenson. Also present was City Administrator Robin Leslie.

AGENDA

The agenda for the August 18, 2015 meeting was reviewed. Motion by Mandler and second by Heckman to approve as presented. Motion carried.

MINUTES

The minutes of the July 13, 2015 and July 21, 2015 meeting were reviewed. Motion by Harig and second by Nasinec to approve as presented. Motion carried.

PUBLIC COMMENT

Tim Clawson, Executive Director, introduced Beth Moss, the new FCDC Assistant Director, to the EDA Board members.

CONSENT ITEMS

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

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

NEW BUSINESS

257 2nd Ave NW- Leslie indicated the EDA may want to consider acquiring this foreclosure to start land banking of property in this area for future redevelopment. Heggen informed the Board that this property is already listed as sale pending.

Wells Lawn & Sport- City Administrator Leslie updated the Board on the loan agreement with Wells Lawn and Sport. She stated that Mr. Applehof paid most of the loan balance but that Region 9 is willing to write-off the rest to close this project. She also stated that Region 9 is requesting cost sharing from the Wells EDA in the amount of \$100.00 for legal and collection fees related to this loan. Motion by Herman and second by Harig to approve cost sharing of \$100.00 for legal/collection costs for Wells Lawn and Sport. Motion carried.

OLD BUSINESS

Faribault County Commercial Rehab Loan Program/Requests- Mr. Clawson updated the Board on the Faribault County Commercial Rehab Loan Project and said he was working on a new loan committee that would have a rotation of members from the different communities.

South Industrial Park- Leslie informed the Board that the South Industrial Park is being advertised for sale by signage and in the Wells Mirror and that Dan Juntunen from Wells Concrete called to say that with changes in the economy and sale of their ready mix plant, their original plan for the SIP has changed. He also stated that they do still have a genuine interest in the site but are uncertain of timing. Leslie stated she will continue to communicate with Wells Concrete about their plans.

Herman and Heggen stated they spoke to Feists about cutting and bailing and planting for next year. Herman stated he will tell them to mow it down now and add seed if they want to.

Heggen mentioned that for reference, Kimpton's mini storage lot is about the same size platted for the SIP lots.

Heckman mentioned he had spoken to Mr. Jacobson at A Home of Your Own about signage. He indicated he would be willing to work with the Board.

Mandler questioned the Board about building a spec building for Lacey Hassing's business and getting rid of the incubator property.

Heggen mentioned in order to do so, specific requirements would be needed before attempting a cost analysis for such a building.

Mr. Clawson mentioned FCDC could help with spec building prices.

North Industrial Park/Wells Business Park- Heggen informed the Board that the Council voted to move forward with platting the NIP/WBP. Leslie stated that she, as well as the City Engineer have been looking for grants to fund the improvements.

Lacey Hassing stated she has to be out of her current location by December 31, 2015 but that she does have a backup location available for the next year at Hamilton Hall in Blue Earth. She reiterated she would like to build a 60x90 building. She said a metal building would be about \$33 per square foot and a concrete building is about \$60 per square foot but that price does not include HVAC, plumbing or electric, which will be about \$80,000 and garage doors would be about \$5,000. She estimated her cost would be approximately \$390,000 without bathrooms or sheetrock.

Heckman suggested scheduling a joint EDA/HRA meeting to discuss overall development goals for the HRA and EDA. Leslie stated she would place that on the September 8th HRA meeting at 5:30 pm.

ANNOUNCEMENTS

President Heggen reminded the Board will have a joint meeting with the HRA on September 8th and the next regular meeting would be held on Tuesday, September 15, 2015 at 5:00 pm at the Community Center.

ADJOURNMENT

Motion by Harig and second by Herman to adjourn at 6:45 pm. Motion carried.

Jim Heckman, Secretary/Treasurer

Megan Boeck, Deputy City Clerk