

**CITY OF HANOVER  
ECONOMIC DEVELOPMENT AUTHORITY MEETING  
APRIL 10, 2014 – OFFICIAL MINUTES**

**Call to Order**

Chair Todd Bartels called the regular EDA meeting of April 10, 2014 to order at 8:00 a.m. Present were Todd Bartels, Joe Kaul, Jim Hennessey, Randy Whitcomb, and Councilors John Vajda and Ken Warpula. Keith Ulstad was absent. Also present were City Administrator Annita Smythe, EDA Consultant Heidi Peper, and Duane Northagen from Wright County Economic Development Partnership (WCEDP).

**Approval of Agenda**

Agenda was amended to add an introduction for Duane Northagen.

**MOTION** to approve agenda, as amended, was made by Warpula, seconded by Vajda. **Motion carried unanimously.**

**Approval of Minutes from March 13, 2014**

Kaul explained several changes that he would like made to the minutes.

**MOTION** to approve the minutes of March 13, 2014, with the specific changes noted by Kaul, was made by Vajda, seconded by Hennessey. **Motion carried unanimously.**

**Approval of March 2014 Accounts Payable and Financial Reports**

Kaul questioned some items in the financial reports. He asked about negative entries in the EDA loan payments section and also questioned a charge of \$24.45 on the City's Bankwest Visa account that was charged to the EDA. Smythe will research these and report back at a future meeting. Kaul also had a question about the description of the the Initiative Foundation funds being used for Plug Technologies. Smythe explained that there had been more than one draw request, and that the descriptions were meant to correspond with the draw numbers/paperwork submitted. Peper gave a brief explanation about the draw process. Bartels suggested that, in the future, perhaps Kaul could send questions on the financials to staff before the meeting so that there would be time to research and provide answers to the Board at the meeting.

**MOTION** to approve the March 2014 accounts payable and financial reports as presented made by Kaul, seconded by Vajda. **Motion carried unanimously.**

**Duane Northagen Introduction**

Duane Northagen was introduced to the Board. He is the new Executive Director for Wright County Economic Development Partnership (WCEDP). Northagen proceeded to provide the Board information on his background and his goals for the WCEDP. He would like to promote the partnership with cities, and aid the economic development goals of the cities in Wright County. He plans to perform some site visits in addition to meeting with cities to determine what is going well and where WCEDP can help to fill any voids. There was some additional discussion about websites and other tools that can be utilized. Northagen plans to develop an overall marketing plan for promoting the County.

**Old Business**

**Status Updates**

**Fire House Auto** – Smythe updated that Bryan Reitzner of Maverick Construction has purchased the Fire House Auto site, so it is no longer available. His future plans are unknown at this time.

**Fishbone Brewery** – Peper explained that the Fishbone partners are working on their marketing plans and fine-tuning their draft purchase agreement. They have also been in contact with the City Engineer and City Planner regarding zoning and WAC/SAC items. Peper noted that she is checking with DEED on the state’s definition of manufacturing (is brewing eligible). This will determine if the project is eligible for TIF. The Board noted that there had been a previous study done on the parcel they are interested in, and that there could be some issues with traffic, etc. The Board directed staff to make sure the City Planner and Engineer have the earlier study.

**Greenhouse Project** – Smythe had nothing new to report on this project. The Board encouraged staff to continue to reach out to Bradford Development. Smythe also reported that the City Council has voted to begin eminent domain proceedings to obtain the necessary easement access needed to sell the property. Continued negotiation with the Bridges Association is also on the table.

**3 Diamond Development** – Peper reported that members of 3 Diamond’s team met with legislators at the state capitol in order to explain their project and priorities. In addition, they discussed how the differing MHFA priorities had created concerns. They later met with staff from MHFA’s Home Program, which seemed to go well. They are still working on their numbers and may be prepared to discuss their TIF needs shortly.

**EDA Website Proposal** – This topic had been tabled from an earlier meeting. Members discussed longer term needs and regular updates, in addition to the proposal presented. Kaul explained that his company could put together a proposal for that beyond the upgrades currently on the table.

**MOTION** by Hennessey, seconded by Vajda, to accept the proposal for web design improvements offered by Kaul Design Group, Inc. **Motion carried with all members voting in favor except Kaul, who abstained.**

## **New Business**

### **Trailblazer Transit**

Smythe explained that during a meeting she attended on transit, that it was mentioned that Trailblazer would be looking for space for a transit hub, possibly in the Buffalo or St. Michael area. Smythe thought that Hanover might be able to fit their needs, as we have space and some planned construction that could suit. Members concurred that Hanover should reach out to Trailblazer to further pursue this opportunity.

## **Reports**

Hennessey reported that the Northwest Hennepin League’s Human Services would be sponsoring a seniors health care event on April 23<sup>rd</sup> in Brooklyn Park. He noted that it is open to all, and we should promote it among our various senior groups.

Vajda noted that Peper had forwarded on the study relating to the parcel along the river to the City consultants, to assist Fishbone Brewery. He also noted that he will attempt to attend the WCEDP event on April 16<sup>th</sup>. He mentioned that he is chairing the City’s 125<sup>th</sup> Anniversary celebration, and will be setting up a committee this summer. He would like to have membership from each of the City’s Boards on the committee.

Kaul stated that had been some shifting of the Historical Society’s Board recently, but that they would be an important resource for the 125<sup>th</sup> Anniversary committee, noting their efforts with the marketing/branding efforts completed previously.

Warpula gave a reminder for the Fire Department’s pancake breakfast on Sunday at the Fire Hall.

Peper noted that she would be re-sending the materials for Monday’s strategizing session.

Bartels stated that he was at the River Inn the previous evening, noted that it was very busy, and thought that they may want to consider additional expansion at some point. He also noted that Ecumen, who provides services for senior communities, seems to be everywhere, and wondered if the Board should make some inquiries relating to the two potential senior projects that are currently in progress.

Kaul asked the Board if there was a preferred method for bringing concerns from residents. Members concurred that it was appropriate for citizens to address Board members, and those members to bring them to the Board or staff as appropriate.

Warpula wondered if 3 Diamond is aware that the City is considering several alternatives for the 10 acre parcel next to their proposed building site. Peper believes that they are aware, but will make sure.

Bartels was given a brief explanation of Cowgirl Tough, the new business in Cokato.

Smythe gave a brief update that the City Council had approved the EDA loan for River Inn, and closing would be occurring shortly. Smythe also mentioned that Ulstad had asked about his status, as he has moved out of Hanover. Members agreed to address it at Monday's meeting when Ulstad would be present to discuss. Smythe gave a brief update of the new job sharing arrangement for Brian Hagen with the City of Dayton.

### **Adjournment**

**MOTION** to adjourn by Warpula, seconded by Vajda. **Motion carried unanimously.** Meeting adjourned at approximately 10:05 a.m.

ATTEST:

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Annita M. Smythe, City Administrator