

**CITY OF HANOVER
ECONOMIC DEVELOPMENT AUTHORITY MEETING
MAY 14, 2015 – OFFICIAL MINUTES**

Call to Order

Chair Todd Bartels called the regular EDA meeting of May 14, 2015 to order at 8:00 a.m. Present were Todd Bartels, Randy Whitcomb, Jim Hennessey, Keith Ulstad, Matt Hanson, John Vajda, and Ken Warpula. Also present were City Administrator Brian Hagen, EDA Consultant Heidi Peper.

Approval of Agenda

MOTION by Vajda to approve the agenda as presented, seconded by Warpula. **Motion carried unanimously.**

Approval of Minutes from April 9, 2015 Regular Meeting

MOTION by Whitcomb to approve minutes as presented, seconded by Warpula. **Motion carried unanimously.**

Approval of Accounts Payable and Financial Reports

MOTION by Hennessey to approve the Accounts Payable and Financial Reports as presented, seconded by Warpula. **Motion carried unanimously.**

Old Business

10 Acres

Hagen stated that the Council has authorized an appraisal of the property. The intent of the appraisal is to have it valued as it sits. Ulstad predicts it will be valued as clean land because the unknown in properties of this nature is too high. Hagen explained that he intends to provide the appraiser with details and information of the property so they can be fully informed.

Hennessey and Hagen also met with a representative from the MPCA. They learned that there are programs available to protect new owners of property with buried debris. The MPCA representative also held no major concern of the 10 acres needing immediate and complete clean up.

PHS West

Peper stated the Mr. Cummings is still working with his architect and engineer on design plans. Once complete we will be able to move forward with approval of the expansion. Bartels asked if the next step is with the Planning Commission or the EDA. Peper stated that the Planning Commission would review the site plan. The EDA would hear requests for funding. If there is a request for funding, Mr. Cummings would be required to show the EDA the gap in the funding sources for the project.

Greenhouse Project

Hagen provided an update on the most current proposal. It was a two story structure. At this point the project would focus on one building. In the future the developer may come back and request a second structure. The Planning Commission made a recommendation to Council to allow a one story versus the two story structure based on land elevations and building height. The Council agreed with the Planning Commission that they did not want the structure to sit high on a hill and look out of place in the neighborhood.

Consensus of the EDA was to show support for the project. The EDA sees the project as a need for Hanover as there is currently zero senior housing available for the residents. Specifically for the structure height, if the structure can meet the City's ordinances then the structure should be allowed at two stories.

New Business

None

Reports

None

Adjournment

MOTION by Vajda to adjourn at 8:55 a.m., seconded by Hennessey. **Motion carried unanimously.**

ATTEST:

Brian Hagen, City Administrator