

**CITY OF HANOVER  
ECONOMIC DEVELOPMENT AUTHORITY MEETING  
FEBRUARY 8, 2018 – OFFICIAL MINUTES**

**Call to Order**

Chair Bartels called the regular EDA meeting of February 8, 2018 to order at 8:00 a.m. Present were Members Todd Bartels, Jessica Johnson, Brian Dismang, Ted Zrust, and MaryAnn Hallstein. Also present was City Administrator Brian Hagen. Member Ken Warpula was absent.

**Approval of Agenda**

**MOTION** by Dismang to approve the agenda, seconded by Johnson. **Motion carried unanimously.**

**Approval of Minutes from January 18, 2018 Regular Meeting**

Hallstein corrected the minutes related to the Matching Grant Application from the Hanover Historical Society. The EDA informed Kaul that a business plan is required as part of the application requirements.

**MOTION** by Zrust to approve minutes as amended, seconded by Hallstein. **Motion carried unanimously.**

**Approval of Accounts Payable and Financial Reports**

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

**Citizen's Forum**

None

**Unfinished Business**

**Matching Grant Program Application – Hanover Historical Society**

Bartels began the discussion by sharing his thoughts on the application. He felt this request could leave the EDA subject to additional requests for the project. He further felt that the City is a better fit as a funding source than the EDA. He further felt that the Historical Society does not match what the EDA views as a business, but does support their efforts. Bartels felt a donation to the Historical Society would be beneficial, but not via an incentive program. Bartels suggested an annual or one time donation.

Zrust agreed with Bartels, but felt a one time donation would be better suited for their project. Zrust further suggested that the EDA budget an annual donation limit.

Dismang felt the Historical Society should be using their own funds towards this request as well, and therefore, does not support a \$7,000 contribution.

Johnson and Hallstein concur with the other members.

**MOTION** by Bartels to donate \$500 to the Hanover Historical Society with an emphasis that future requests for funds should be directed to the City Council, seconded by Hallstein. **Motion carried unanimously.**

### **Downtown Parking Lot – Lot Line Adjustment**

Hagen explained the City received an application for a lot line adjustment for 11238 River Rd. The adjustment would include reducing the property owned by the EDA at 11234 River Rd by approximately two feet. The reduction would not impact the future parking lot plans. The purpose of the request is to correct an encroachment issue of a retaining wall that has been in place for several years.

Hagen further explained that in the interest of time needed for approval, the Council had already consented to the adjustment. The Council did add a contingency of the applicant paying \$500 towards the land purchase.

Bartels stated that it would not be great to welcome a new business with a \$500 charge for land that already was rendered unusable do to the encroachment.

**MOTION** by Hallstein to approve the adjustment and recommend the City Council waive the \$500 land purchase value, seconded by Zrust. **Motion carried unanimously.**

### **2018 Business Social**

Hagen stated that the River Inn is happy to host a breakfast event this year. Tentative dates are April 25<sup>th</sup> or 26<sup>th</sup>. Consensus of the group is to hold the event of Wednesday the 25<sup>th</sup> from 8 a.m. – 10 a.m. with a formal presentation about the EDA and the boards purpose at 8:30 a.m.

Hagen asked what the appreciation token is going to be this year. Consensus was to order 60 of the same Yeti Tumblers as last year.

### **New Business**

#### **11243 River Rd., Hanover**

Hagen noted a previous request to discuss this site commonly known as Fire House Auto. Consensus of the EDA was that due to time, delay discussion until next month.

### **Hanover cove Concept Plan and Comprehensive Plan Amendment**

Hagen explained information known to date regarding the development of what is commonly known as the Duinick Pit. A concept plan is being reviewed by the Planning Commission on February 26<sup>th</sup>, with Council review on March 6<sup>th</sup>. The plan is to develop the site into a mixed use of residential; single family, patio home, twin homes, and four-plex row houses. The Comprehensive Plan Amendment would adjust the future guiding of the property from a split between single family and industrial to all single family. This request matches what has already been discussed in our Comprehensive Plan Amendment meetings.

### **Reports**

None

### **Adjournment**

**MOTION** by Johnson to adjourn at 9:15 a.m., seconded by Zrust. **Motion carried unanimously.**

ATTEST:

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Brian Hagen, City Administrator