

**CITY OF HANOVER
ECONOMIC DEVELOPMENT AUTHORITY MEETING
FEBRUARY 17, 2022**

Call to Order

Chair Bartels called the regular EDA meeting of February 17, 2022 to order at 8:09 a.m. Present were members Todd Bartels, Tony Ross, Brian Dismang, MaryAnn Hallstein and Tom Dierberger. Absent were Jessica Johnson and Ted Zrust. Also present were City Administrator Jennifer Nash and Wright County Economic Development Partnership Executive Director Jolene Foss.

Tom Dierberger completed his Oath of Office for his term 2022-2024.

Approval of Agenda

MOTION by Hallstein to approve the agenda as presented, seconded by Dismang. **Motion carried unanimously.**

Appoint Chair, Vice Chair, Treasurer

MOTION by Hallstein to appoint Bartels to Chair, Hallstein to Vice Chair, and Johnson to Treasurer, seconded by Dismang. There were no other nominations received. **Motion carried unanimously.**

Approval of Minutes from October 14, 2021 Regular Meeting and October 25, 2021 Joint EDA/Planning Commission Meeting

MOTION by Hallstein to approve minutes of October 14, 2021 and October 25, 2021 as presented. **Motion carried unanimously.**

Approval of Accounts Payable and Financial Reports

Administrator Nash handed out one additional page showing transaction activity so far in 2022 and thanked Johnson for bringing this missing page to her attention.

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

Citizen's Forum

None

Unfinished Business

a. CSAH 19/123 Access Management Study Update

Nash noted EDA's commission of a study of appropriate road access along County 19 from the bridge and south and east through the Hennepin County side of the community to the intersection where the roadway takes a 90 degree turn again leading out of the community. Following EDA's approval of this study through WSB, work was completed but was put on hold when a developer submitted applications to Hennepin County that would impact the study. Nash stated the City Engineer expressed that about half of the work for this study was completed, and the study could be picked up again and completed if the EDA is interested now that the developer's proposal has stalled.

Members discussed how this road section would connect with planning occurring on the Wright County side of the river. Nash noted that the reviews would work together, but only the Wright County side has been earmarked for improvements. The study of the Hennepin County side would provide for some

usable guidance for potential developers of property within this area including access points and types the County will permit with projected development.

MOTION by Hallstein to direct staff to proceed with completion of the CSAH 19/123 Access Management Study commissioned in 2021, seconded by Dismang. **Motion carried unanimously.**

New Business

a. Wright County Economic Development Partnership Update

WCEDP Director Jolene Foss introduced an application being made by a partner organization Initiative Foundation seeking funding through the Mainstreet Revitalization program at DEED. She noted that Hanover is proposed to be included within the I94 Corridor portion of the application and inquired if there were stories of Covid impacts on businesses felt by the Hanover community that could be incorporated in the grant application to help demonstrate need. Nash noted that area restaurants have been impacted and were permitted to expand operations outdoors during the State's emergency order. Now that the emergency order has been lifted, customers still want the extra space and so businesses are submitting applications for permanent expansion of patios and building expansions. These are expensive projects and also prompt requirements for updating building code, ADA and other site deficiencies that businesses may not have anticipated. Foss noted she will ask Initiative Foundation to include this information in the application.

Foss also noted she is working to do more Business Retention and Expansion interviews with area businesses and asked for suggestions. Members noted recent expansion projects at Astro Engineering and Plug Tech and suggested these companies may be good to chat with. Nash will send contact information for these businesses to Foss and also participate in BRE interviews.

(Ross joined the meeting at 9:00 am)

EDA Board and Staff Reports

Administrator Nash

- Provided an update on current and upcoming residential developments.

Hallstein

- Inquired about the possibility of a downtown business purchasing the parking lot originally developed by the EDA and deeded to the City for public use. Nash noted there is a party that may be interested and that an offer would need to be made to the City and decided on by the full Council under guidance from the City Attorney regarding legal process.

Ross suggested funds from a sale if one occurred be utilized to reinvest in other parking within the downtown area.

Bartels stated he feels a sale price should at least cover expenses incurred by the EDA and City for purchase of the property, demolition of the prior structure and construction of the parking lot to the condition it exists in now.

Adjournment

MOTION by Hallstein to adjourn at 9:55 a.m., seconded by Dismang. **Motion carried unanimously.**

ATTEST:

Jennifer Nash, City Administrator