

CITY OF HANOVER
JOINT CITY COUNCIL/ECONOMIC DEVELOPMENT AUTHORITY MEETING
FEBRUARY 19, 2015 – OFFICIAL MINUTES

Call to Order

Mayor Kauffman called the Joint Council and EDA meeting to order on behalf of the Council at 6:00 p.m. Chair Todd Bartels called the Joint Council and EDA meeting to order on behalf of the EDA at 6:00 p.m. Present were Mayor Chris Kauffman, Councilors John Vajda (EDA member), Doug Hammerseng, Ken Warpula (EDA member), Jim Zajicek, EDA members Todd Bartels, Jim Hennessey, Keith Ulstad and Matt Hanson. Also present were City Administrator Brian Hagen and EDA Consultant Heidi Peper.

Approval of Agenda

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

MOTION by Hennessey on behalf of the EDA to approve the agenda as presented, seconded by Hanson. **Motion carried unanimously.**

Introductions

Introductions of each other were made to meet new members.

History of EDA

Hagen provided a history of the Hanover EDA from when the board was originally formed and the bylaws through the changes and what the current authority of the board is today and the bylaws. Hagen explained that the EDA has the authority to promote economic development; however, any financial considerations offered by the EDA must be approved by the Council. Peper further explained that in the past six years the EDA has been a progressive board and has taken the steps forward to understand the local business community.

Common EDA Functions

Peper explained there are three main functions of EDA boards. Discussion on each function included:

- **Retention** and how Hanover has minimal open parcels for new construction of businesses. The EDA now has to turn the focus more to retaining existing business as their business grows. Over the last year there have been businesses approach the City and state that they are looking to expand but are unsure where that is possible.
- **Recruitment** and what types of businesses should be sought out. Hanover has some parcels ready to be built on, and there are larger parcels which when developed will be industrial lots. When additional lots become available there will be an opportunity to approach businesses and make that attempt to bring them to the City. A tool mentioned for the recruitment of business is the County Road 19 Corridor Study and which business the study found to be most suitable for Hanover. One example used was Hanover Wine and Spirits and how that business came to the City in part because the study noted a liquor store market.
- **Redevelopment** tends to happen in the areas of town with older structures. There has been a redevelopment plan for the downtown area and some of the downtown businesses have upgraded the facades. Another form of redevelopment is changing the intended use of a structure. i.e. commercial to retail.

Hanover Growth

Discussion held focused on what the goal of 2015 is for the EDA and the Council. Retention is the number one goal. Staff and representatives of the EDA will schedule business visits in order to develop a further understanding of why they stay in Hanover and how the City can help existing businesses when it comes time to expand. Evaluation of several 2015 opportunities was held including the 10 acre parcel, properties for start-up businesses, renewed message to show opportunity of outdoor storage and bringing a company in to discuss opportunity of residential development.

Other discussion involved focusing on vacant parcels and preparing a needs list for the parcel. This will allow staff to have a resource available to provide potential businesses interested in these parcels. The list will provide details on requirements like water and sewer extension or road improvements. This will be beneficial for both the business development and residential development. A last suggestion made is to revisit the Comprehensive Plan. The plan has not had any major revisions made since being adopted approximately six to eight years ago. The plan was adopted in a time when the economy was very strong and there was a development bubble. Given the recent recession the plan may need to be revised to match today's market and economy.

Adjournment

MOTION by Vajda on behalf of the Council and EDA to adjourn at 8:15 p.m., seconded by Warpula.
Motion carried unanimously.

APPROVED BY:

Chris Kauffman, Mayor

ATTEST:

Brian Hagen, City Administrator