

**CITY OF HANOVER
ECONOMIC DEVELOPMENT AUTHORITY MEETING
APRIL 9, 2015 – OFFICIAL MINUTES**

Call to Order

Chair Todd Bartels called the regular EDA meeting of April 9, 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 and guest Jim Stewart.

Approval of Agenda

In the interest of a guest present, it was suggested to switch discussion item 3.c. with 3.a.

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

Approval of Minutes from March 12, 2015 Regular Meeting

Whitcomb noted that Ulstad was not present at the March meeting, and therefore a correction to who was present shall be made.

MOTION by Whitcomb to approve minutes as amended, seconded by Hanson. **Motion carried unanimously.**

Approval of Accounts Payable and Financial Reports

Hennessey noted the \$15,000 transfer was present in the 2014 year end budget report. This was a planned transfer for the 2014 year. Whitcomb also noted that the Maris Ehler loan restructure is in good standing.

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

Old Business

10 Acres

Discussion was held with Jim Stewart about his continued interest on purchasing a portion of the 10 acres. Stewart has some reservations about the purchase due to unknowns related to how much soil correction will be needed. Stewart is of the belief that with correct soil corrections, a building site may be established on the front area of the parcel. This area proved to be approximately eight to ten feet of soil before the water table was present. Stewart stated he was interested; however, he would want to purchase the land based on what it is worth as it is, or be able to have soil correction costs a factor in the purchase price.

Further discussion on purchase options was held. Ideas included Stewart completing site correction work on the land retained by the City. This could include a certain date to have the corrections made, but allow Stewart the freedom to complete the work as he has time. The board also set a subcommittee of Hennessey, Bartels, Warpula, Hagen, and Peper to hold discussion with Stewart on the next steps to move the project forward.

PHS West

An update was provided which informed the board the Dan Cummings has no intention of leaving Hanover. He is determining cost to complete upgrades to his existing building. He is considering his needs, as well as other upgrades to upgrade the front façade.

Greenhouse Project

Hagen stated that he and Cindy Nash, the City Planner have a meeting scheduled with a new employee of Brad Bass. They have plans to move the project forward this year yet.

New Business

None

Reports

Peper noted that Three Diamond Development is continuing their search for funding of the independent senior housing on 5th St. NE. They need project based vouchers in order to be competitive with MHFA. Hennessey suggested we discuss what we have found in the 10 acres with the property owners, because it seems the buried debris extends onto their property.

Adjournment

MOTION by Vajda to adjourn at 9:31 a.m., seconded by Whitcomb. **Motion carried unanimously.**

ATTEST:

Brian Hagen, City Administrator