

**CITY OF HANOVER
ECONOMIC DEVELOPMENT AUTHORITY MEETING
MAY 9, 2013 – OFFICIAL MINUTES**

Call to Order

President Todd Bartels called the regular EDA meeting of May 9, 2013 to order at 8:03 a.m. Present were Todd Bartels, Joe Kaul, Jim Hennessey, Keith Ulstad, John Vajda, Ken Warpula and Randy Whitcomb. Also present were City Administrator Bob Derus and EDA Consultant Heidi Peper.

Approval of Agenda

MOTION to approved agenda as presented was made by Hennessey, seconded by Ulstad. **Motion carried unanimously.**

Approval of Minutes

MOTION to approve the minutes of April 10, 2013 as presented was made by Whitcomb, seconded by Hennessey. **Motion carried unanimously.**

Approval of March 2013 Accounts Payable and Financial Report

Kaul noted the following adjustments should be made to the budget:

- The budget for Heidi's services was amended to \$25,000.
- On page 18 of the budget report, Roger Aaron's Loan should be three payments of \$800 for \$2,400 total and not three payments of \$2,400 (after the meeting, staff clarified the total budget of \$7,200 is the total for the entire account, not the budget for just Roger Aaron).
- Kaul also questioned why the \$35,000 Plug Tech Loan also included a \$150 fee, which Randy Whitcomb clarified was a processing fee.

MOTION to approve the April 2013 accounts payable and financial report as presented with the changes noted was made by Kaul, seconded by Hennessey. **Motion carried unanimously.**

Old Business

Follow-up on Green House Assisted Living Project

Consultant Peper and Interim City Administrator Derus updated the status of the Green House Senior housing project. The City Attorney has put together a draft purchase agreement, which the City Council has approved by consensus. The ALTA Survey is being put together by WSB. An update of the title has been ordered. The Bridges of Hanover Homeowner Association President Jeff Grupp was at the meeting to address the ongoing concerns of the Homeowners Association, which led to a long discussion about the history and some of the difficulties that the Bridges neighborhood has been through both with the City and developer. The EDA and Grupp also discussed their concerns about the proposed use of the 6 acre City owned site which will be partly used to develop the Green House development. The EDA discussed:

- The EDA suggested a price of approximately \$13,000/acre to take care of the city's costs.
- The frustrations are in part the lack of progress and the neighborhood's past difficulties with the City and developer.
- Do we want to give the developer a deadline? After a discussion, the EDA suggested that Peper communicate to Bradford the city's concerns to get moving on the project.

Plug Technologies Update

Consultant Peper informed the EDA that Plug Technologies had all their financing in place. She also explained that they are busy setting up their operation and they are thinking that it will be as much as a year before the operation is up and running and selling their product.

PHS West

Derus reported that the owner was trying to purchase property and would contact us once he gets an answer.

Reports

The only member with a report was Joe Kaul; he updated the EDA on the senior housing opportunity that was discussed with developers from Chicago at the last meeting. He explained they missed the most recent round of State of Minnesota rent credit financing and they will be applying later this year. Kaul also noted that he had discussed a potential new building with a coffee shop near the Air Mist building.

Adjournment

MOTION to adjourn by Hennessey, seconded by Ulstad, to adjourn at 9:32 a.m. Motion carried unanimously

ATTEST:

Bob Derus, Interim City Administrator