

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

Call to Order

Chair Todd Bartels called the regular EDA meeting of July 9, 2015 to order at 8:02 a.m. Present were Todd Bartels, Randy Whitcomb, Jim Hennessey, Matt Hanson, Keith Ulstad, John Vajda, and Ken Warpula. Also present were City Administrator Brian Hagen and EDA Consultant Heidi Peper. Guest present was Duane Northagen from Wright Economic Development Partnership

Approval of Agenda

Hagen requested to add Duane Northagen as item 3.a. to discuss the Down Payment Assistance Program presented to the board last month.

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

Approval of Minutes from June 11, 2015 Regular Meeting

MOTION by Vajda to approve minutes as presented, seconded by Warpula. **Motion carried unanimously.**

Approval of Accounts Payable and Financial Reports

Hennessey explained that the first half taxes have been received from the counties, however, they have not been receipted in by the City. Those transactions will appear next month.

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

Unfinished Business

Housing Down Payment Assistance Program

Duane Northagen addressed the board to provide a better understanding of the program. Mr. Northagen described the program to be funded by private dollars. The funding would be completed by the developer and bank. The EDA's role would be to allow developers to use this tool within the City. Hagen stated that Hanover has been fortunate in recent years, and has seen high new construction permits.

The EDA asked what the EDA would be financially responsible for. Northagen explained there would be some contract review by legal counsel as well as some staff time. The EDA felt that they would welcome the program, but at this time not sure they want to invest money into a contract that may not be used by developers.

On a separate topic, Mr. Northagen mentioned a conversation with a data center company looking for a larger parcel of land in Wright County. The board mentioned the Duininck Pit and its' recent real estate listing. Northagen collected information on the property and stated he would pass it along.

10 Acres

Hagen stated the soils engineer that Jim Stewart used is working on the report. Stewart will pass the report forward to the City for review once complete.

PHS West

No update.

Greenhouse Project

Bradford Development has been provided the soil boring completed by WSB & Associates. The next steps are for the developer to commit to the lot and submit for site plan approval.

New Business

EDA Owned/Operated Senior Housing

The board discussed the lack of senior housing facilities being constructed in Hanover even though the City was approach by two separate concepts for two separate parcels. The EDA felt that senior housing is a need for the community and would like to act as a facilitator between available property and senior housing developers. Peper stated she knows of some parties who may be interested in acting as a partner, but not necessarily take an entire project on themselves.

Reports

Warpula informed the board that the Duininck pit does need reclamation. Warpula further stated that Michael Potter, Wright County Commissioner is willing to advocate for the City on behalf of the 9th St. extension.

Adjournment

MOTION by Warpula to adjourn at 9:35 a.m., seconded by Bartels. **Motion carried unanimously.**

ATTEST:

Brian Hagen, City Administrator