

**CITY OF HANOVER  
ECONOMIC DEVELOPMENT AUTHORITY MEETING  
NOVEMBER 12, 2014 – OFFICIAL MINUTES**

**Call to Order**

Chair Todd Bartels called the regular EDA meeting of November 12, 2014 to order at 8:15 a.m. Present were Todd Bartels, Jim Hennessey, and Councilor Ken Warpula. Board Member Keith Ulstad joined the meeting by phone at approximately 8:28 a.m. Also present was City Administrator Annita Smythe. Board Member Randy Whitcomb, Councilor John Vajda, and EDA Consultant Heidi Peper were absent. In addition, Board Member Joe Kaul submitted his resignation on November 11, 2014. Due to member absences and Kaul's resignation, a quorum was not present. Guests present included Duane Northagen of Wright County Economic Development Partnership and Adam Holder.

**Approval of Agenda**

No motions were called due to the lack of a quorum, however, members present elected to continue the meeting in order to hear updates on current projects.

**Approval of Minutes from October 9, 2014 Regular Meeting**

Postponed until the next meeting.

**Approval of October 2014 Accounts Payable and Financial Reports**

Postponed until the next meeting.

**Old Business**

**Greenhouse Assisted Living**

Smythe updated that all of the easement agreements with the Bridges Association have been signed and recorded. In addition, the City has also received a signed purchase agreement from Bradford Development, and is working on obtaining a title commitment. Bradford Development is working on their development application, and is planning for a spring ground-breaking.

**Adam Holder**

Mr. Holder provided an update to the Board of his current plans. He is researching possible sites and obtaining survey information to assess the need for his dental services in the City of Hanover. Members brainstormed possible sites, both currently for sale and those that might be available. Smythe updated that she had also spoken to Bryan Reitzner, as he had previously proposed a development plan to the City, suggesting that he might be interested in a partnership or as an investor for a future plan that might include a dental office. Reitzner agreed to speak with Mr. Holder. Mr. Holder took that under advisement. Board members suggested staff put together a list of the properties that had been discussed, along with a chart showing information known to the City, such as list price, tax value, availability of City utilities, zoning, etc. and provide that to Mr. Holder for his consideration.

**5<sup>th</sup> Street Senior Housing**

Smythe reported that 3 Diamond Development's proposal was not accepted for state funding in the current approval cycle. Representatives from the company plan to meet with MHFA officials to discuss their proposal, and following that meeting will make a decision on how they wish to proceed.

**New Business**

**PHS West**

Smythe provided a brief overview for the Board of a meeting she attended with City Planner Cindy Nash and Dan Cummings from PHS West to discuss a proposed business expansion at his current location. Cummings asked the City to provide certain information related to zoning, infrastructure, and financial options available.

Nash submitted some high level information to Mr. Cummings, and the City awaits his decision on the next steps. Separately, the City Council, upon learning of Mr. Cummings interest in expanding, directed staff to propose the City-owned industrial park lot as a possible alternative for his expansion. Mr. Cummings subsequently viewed the property with Smythe and Public Works Supervisor Scott Vogel, and is considering his options.

### **Comfort Matters**

Smythe explained that she and Peper had met with Corey Hickmann to discuss his proposed plans to expand his business and to discuss alternatives. He explained that his primary issue at his current site is a lack of parking. Some proposals to address the parking were discussed, as were other relocation options. Mr. Hickmann is going to consider his alternatives, and will let the City know his plans when he is ready to move ahead.

### **CEO Program**

Duane Northagen provided background to the EDA Board about the Wright County Economic Development Partnership's efforts to launch a CEO program in Wright County for high school juniors and seniors. He gave an overview of the program, answered questions, and solicited support from the EDA in working towards getting businesses to take part in the program. Members appeared to understand the ways this program could help to keep talented people within our County, and could help to build strong businesses within Wright County. Members had some suggestions on ways WCEDP could expand their outreach and response rates.

### **Walking Tour**

This item was tabled due to the length of the meeting and lack of a quorum present.

### **Reports**

Members discussed that at the next meeting, action will need to be taken to address the resignation of Joe Kaul and fill his seat as Treasurer for the EDA.

Smythe updated that Bryan Reitzner of Maverick Construction had agreed to January 22 for the EDA Business Social.

### **Adjournment**

Meeting adjourned at approximately 10:25 a.m.

ATTEST:

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Annita M. Smythe, City Administrator