

**CITY OF HANOVER  
ECONOMIC DEVELOPMENT AUTHORITY MEETING  
DECEMBER 14, 2017 - OFFICIAL MINUTES**

**Call to Order**

Chair Bartels called the regular EDA meeting of December 14, 2017 to order at 8:00 a.m. Present were Members Todd Bartels, Randy Whitcomb, Jessica Johnson, Brian Dismang, Ken Warpula, and MaryAnn Hallstein. Also present was City Administrator Brian Hagen. Joe Kaul, Hanover Historical Society was a guest present.

**Approval of Agenda**

**MOTION** by Warpula to approve the agenda, seconded by Johnson. **Motion carried unanimously.**

**Approval of Minutes from November 9, 2017 Regular Meeting**

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

**Approval of Accounts Payable and Financial Reports**

Johnson reviewed the financials and noted that all loans were current. Other expenses included \$1,100 towards the 11234 River Rd project.

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

**Citizen's Forum**

None

**Unfinished Business**

**Downtown Redevelopment & Parking**

Hagen stated that the house and garage have been demoed at 11234 River Rd. This phase of the project was completed by public works staff. The next steps would be to plan the parking lot for spring construction. Hagen further stated a funding plan needs to be established. The EDA does not have the funds available to complete this project without letting the account build up with a couple years of tax levy. The other options would be to determine if a loan from the City could be established or for the City to take ownership and make the improvements. Consensus was for the City to take ownership of the land and make the improvements moving forward. Hagen would bring this proposal to Council.

Hallstein questioned whether the EDA wanted to continue to take an active approach in the downtown redevelopment. She asked if the group should consider buying other properties as they come for sale to influence commercial business growth. Whitcomb expressed caution due to other cities taking the same approach and not seeing success.

**New Business**

**Hanover Historical Society – Joe Kaul**

Kaul attended the meeting to determine preliminary support of the Historical Society receiving EDA incentive funds to assist in their plan to take ownership of the former Methodist Church and convert it into the Hanover Historical Society's headquarters. The Historical Society would desire to bring a more reliable source of internet to the site, however, Comcast has indicated approximately \$14,000 in charges to do so. Kaul stated that Comcast has agreed to paying for almost half of the project costs, leaving the

Historical Society with the remaining portion. Kaul requested that the EDA assist with these funds because he felt it would benefit future industrial park growth as well.

Bartels asked what the need for internet was, and if a different service provider was already available to the site. Kaul responded that the Historical Society board is in agreeance that should a third party utilize the property for a private event, internet would be desired. Kaul further explained that the property would be equipped with a security system needing internet service for monitoring. Kaul also stated that CenturyLink is available, however, the monthly service cost would be about \$10 higher and the service provided is considerably slower and less reliable.

Johnson questioned if the service is needed up front or if they could begin operating and determine a true need later. Bartels closed the discussion by directing Hagen to look further into the EDA Incentive Programs to determine if there is an eligible program.

### **2018 Final Budget & Levy**

Hagen stated no changes have been made, nor are recommended from the preliminary budget and levy approval.

**MOTION** by Bartels to approve the 2018 budget and levy as presented, seconded by Warpula. **Motion carried unanimously.**

### **Reports**

Hagen informed the board that staff has held a first discussion with potential developers of the Duininck Pit. The intent is to complete a residential development. The process would include a concept plan review, preliminary plat approval, then final plat approval.

### **Adjournment**

**MOTION** by Warpula to adjourn at 9:26 a.m., seconded by Dismang. **Motion carried unanimously.**

ATTEST:

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Brian Hagen, City Administrator