

**CITY OF HANOVER
ECONOMIC DEVELOPMENT AUTHORITY MINUTES
November 10, 2011**

President Todd Bartels called the Economic Development Authority meeting of November 10, 2011 to order at 8:00am at Hanover City Hall. Commissioners present were: Bartels, Jim Hennessey, John Vajda, Randy Whitcomb and Joe Kaul. Absent: Keith Ulstad and Chris Kauffman. Also present was City Administrator Daniel Buchholtz and EDA Consultant Heidi Peper. Call to Order

MOTION by Kaul, second by Hennessey, to approve the agenda for the November 10, 2011 EDA meeting. Motion carried 5:0. Approval of Agenda

MOTION by Hennessey, second by Kaul, to approve the October 13, 2011 regular EDA meeting minutes. Motion carried 5:0. Approval of Minutes

MOTION by Kaul, second by Hennessey, to approve the accounts payable and financial report, as presented. Motion carried 5:0. Motion to Approve Accounts Payable

Business Business

1. PHS West Update PHS West Update

Bartels introduced the item. Buchholtz provided an update on a meeting held between Dan Cummings, Heidi Peper and him. He said that Cummings' architect provided a proposed site layout to the City Planner for review. He said that staff provided Cummings with City fee estimates for pro forma planning purposes. He said that staff has asked Cummings for a preliminary building plan to submit to the County assessor to determine the amount of tax increment that could be generated by a TIF district.

Buchholtz inquired about how to address consultant charges generated from Cummings' aborted variance request. He said work done by the consultants led to the EDA's counter proposal to relocate PHS West to the proposed industrial park. CONSENSUS of the EDA was to have the City cover the costs associated with researching the expansion of PHS West and to refund the application fee and escrow for Cummings' variance request.

Buchholtz stated that Cummings is requesting the EDA do soil borings for the industrial park site. Whitcomb stated that soil borings are typically a development expense. Hennessey agreed. Bartels stated that he would be willing to give Cummings a credit for the cost of the soil borings should his project move forward. He said that he wanted Cummings to have an investment in this project. CONSENSUS of the EDA was to have Cummings cover the cost of the soil borings with the EDA reimbursing the cost against City fees if the project moves forward.

No action was taken on the item.

2. Hennepin County Road 19 Corridor Grant Study Consultant Interviews

**CITY OF HANOVER
ECONOMIC DEVELOPMENT AUTHORITY MINUTES
November 10, 2011**

Bartels introduced the item. Buchholtz introduced representatives from McComb Group/SRF and Maxfield Research/MFRA to discuss their approach toward the market study for the County Road 19 Corridor Study.

Hennessey left at 9:00am.

The EDA reviewed the responses provided by the two prospective market research firms. After careful consideration, the EDA recommended submitting the name of McComb Group to the City Council for approval.

Whitcomb left at 9:30am. Quorum was lost.

Adjournment

Adjournment

Meeting adjourned at 9:30am.

Daniel R. Buchholtz, Executive Director

DRAFT