

CITY OF HANOVER
ECONOMIC DEVELOPMENT AUTHORITY MINUTES
December 8, 2011

President Todd Bartels called the Economic Development Authority meeting of December 8, 2011 to order at 9:15am at Hanover City Hall. Commissioners present were: Bartels, Jim Hennessey, Chris Kauffman, John Vajda, Keith Ulstad, Randy Whitcomb, and Joe Kaul. Absent: None. Also present was City Administrator Daniel Buchholtz and EDA Consultant Heidi Peper. Call to Order

Buchholtz requested that PHS West Update be added to the agenda. Approval of Agenda

MOTION by Whitcomb, second by Kaul, to approve the agenda for the December 8, 2011 EDA meeting, as amended. Motion carried 7:0.

MOTION by Hennessey, second by Kauffman, to approve the November 10, 2011 regular EDA meeting minutes. Motion carried 7:0. Approval of Minutes

MOTION by Kaul, second by Hennessey, to approve the accounts payable and financial report, as presented. Motion carried 7:0. Motion to Approve Accounts Payable

Business Business

1. 2012 Budget/Final Levy Approval

2012 Budget/Final Levy Approval

Bartels introduced the item.

MOTION by Kauffman, second by Whitcomb, to approve the 2012 budget and 2012 payable EDA tax levy. Motion carried 7:0. MOTION to approve 2012 Budget/Tax Levy

2. Homebuilder Marketing Letter

Homebuilder Marketing Letter

Bartels introduced the item. Buchholtz informed the EDA of the pending foreclosure of vacant lots in Crow River Heights by Village Bank. He presented a letter that he is sending to builders who have built in Hanover previously informing them of the availability of these lots.

Vajda stated that he would like to see a builder or a group of builders purchase the lots for construction rather than existing homeowners who would keep the lots vacant. Buchholtz stated that he would pass that sentiment to Village Bank.

No action was taken on the item.

3. County Road 19 Corridor Market Study Update

County Road 19 Corridor Market Study Update

Bartels introduced the item. Buchholtz stated that the Marketing Subcommittee is meeting with McComb Group to kickoff the Hennepin County Road 19 corridor market study.

Bartels stated that he is excited to have McComb Group complete the market study. He said that he believes it is important to receive a fresh perspective about Hanover market possibilities. Hennessey agreed.

No action was taken on the item.

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4. PHS West Update

PHS West Update

Bartels introduced the item. Peper stated that she and Buchholtz met with Dan Cummings who stated that he was advised by three contractors not to build on the proposed industrial park site. She said that Cummings believes that it is cost prohibitive to develop on the site. She said that Cummings is looking toward his original proposal of adding two additions to his site to create one building.

Peper stated that the infill solution will only support his business for the intermediate term. She said that he will need to identify a long-term solution for his business. Bartels suggested the seven acre Ordorff gravel pit owned by Pearson Brothers. Buchholtz stated that Cummings did not want to locate in the existing industrial park as he feels that the existing buildings in the industrial park would depreciate the value of his new building. Discussion ensued around other options including selling the entire ten acre site, minus an easement to access the Fire Hall property, or work with the developer of a proposed commercial parcel to see if Cummings' building would fit on that site.

Ulstad suggested that the City complete a Phase 2 environmental assessment and a geotechnical survey on the City property in order to reassure potential builders that the property is not contaminated and that the front portion of the property is buildable. Kauffman inquired if there were funds available to do the soil borings along with the Phase 2 environmental assessment. Buchholtz stated that there were funds available from the initial \$20,000 allocation granted by the Council for soil borings. Kauffman stated that soil borings are necessary to show the ability to build on the site and what remediation, if any, would be necessary.

MOTION by Vajda, second by Ulstad, to authorize staff to complete the Phase 2 environmental study on the City property and complete additional soil borings on the front three acres of the site. Motion carried 7:0.

Reports

Reports

1. Board Member Reports

No reports

2. Executive Director Report

No report.

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Adjournment

Adjournment

Meeting adjourned at 10:30am.

Daniel R. Buchholtz, Executive Director