

WATERVILLE ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
May 18, 2015, 7:00 p.m.

There was a meeting of the Waterville Economic Development Authority held in Council Chambers at 7:00 p.m. on May 18, 2015.

Present: Val Vail, Sue Myers, Sue Cutts, Richard Davis, and Chairperson Stephen Mihalik

Absent: None

Also Present: Administrator/Clerk Teresa Hill

Also Absent: None

1. Call to Order. Chairperson Stephen Mihalik called the meeting to order noting that all EDA members were present. Also present City Administrator Teresa Hill. Chairperson Mihalik said that Valerie Vail has asked to add Gilligan's, rental properties and banners downtown. We are striking item number 6 which is a pay request from Mohs Construction.

2. Minute Approval – March 30, 2015 and April 30, 2015. Motion by Vail, seconded by Cutts to approve the minutes of March 30, 2015 and April 30, 2015. Unanimous vote. Motion carried.

3. Old Business

A. Rack Cards. The Chamber has come out with their pamphlet which is rack card size. It fulfills what the EDA was going to do. Motion by Mihalik, seconded by Davis to no longer pursue the EDA doing a rack card. Unanimous vote. Motion carried.

B. Sign Funding. Chairperson Mihalik said a couple of months ago the EDA sent a request for sign donations to all of our vendors. Ms. Hill advised that the City received approximately \$950.00 from that effort. In 2015 the City received \$1,395 and in 2014 \$1,332. Ms. Hill asked if the donations in 2014 are supposed to go towards the 2014 sign or the 2015 sign. Chairperson Mihalik said any fundraising we have done is all for the new sign. Ms. Hill said a total of \$2,427 has been collected. Ms. Hill said the EDA has in the budget this year \$3,000 in the supply line of which \$1,092 is spent for the volunteer software program. Also there will be another \$300 coming out for a computer for the volunteer program. That leaves \$1,600 left in the budget. Ms. Myers said that the Chamber had pledged some money but they were waiting for some sort of an invoice. Ms. Myers said she thought the pledge was for \$1,000 in 2014 and \$1,000 in 2015. Chairperson Mihalik said we are about 50% funded for the \$10,000 sign. Chairperson Mihalik said he would like to request from Council to use the general fund for \$5,000 for the remainder of the sign. Discussion held regarding fundraising. Discussion held regarding where the sign will be located. Motion by Mihalik, seconded by Cutts that the EDA request from the City Council to use the remaining funds needed out of the general fund to purchase the sign coming from the north into the City. Unanimous vote. Motion carried.

4. Loan Approvals. Chairperson Mihalik said that the EDA loan committee has reviewed and approved the two requests. The first request is for \$15,000 and the second is for \$18,000. Both would in the EDA Loan Committee's opinion help the City of Waterville in both

employment and additional services. Motion by Vail, seconded by Myers to accept the loan approvals for applicant 2015-1 and 2015-2. Unanimous vote. Motion carried.

5. Change Order – Mohs Construction. The change order has to do with the settling of the geo-piers and supervision of same and a keyless entry lock. The change order totals an increase of \$4,652. Discussion held regarding the geo-piers. Motion by Mihalik, seconded by Vail to approve change order number 003. Unanimous vote. Motion carried.

6. Gilligan’s. Ms. Hill has not heard back from Gilligan’s. The only correspondence that they had with her after it was submitted was the question about the entrance and what the City would do for the entrance. We proposed two different options for them on the entrance. One of the requirements was that the City would have to come up with a way to access the property. The only feedback they had was what type of surface you are looking at doing. Ms. Hill said the surface would have to be a pervious blacktop or some type of pervious surface and not crushed rock because it is impervious. Because of how much blacktop and impervious surface is already there we would have to basically mitigate our own situation. Discussion held regarding possible uses of Gilligan’s. Chairperson Mihalik said that Casey’s has not agreed to give Gilligan’s to the City, this is just a vision of the EDA and Council at this time and nothing is written in stone.

7. Rental Properties. Ms. Vail said that she has had quite a few conversations with people lately regarding the lack of rental properties in town. Discussion held regarding what the EDA could do regarding rental properties. Ms. Hill will check with Region 9 and MNCOG to possibly do a rental survey and a market analysis on what happens and how to promote bringing somebody in to develop rental properties.

8. Banners. Ms. Vail said she would like the EDA to look at banners to promote the downtown area. Discussion held regarding funding for banners and the type of banners to look at. Ms. Vail said the Park Board has obtained banners to mark the state trail and they will be put up very soon. The Park Board is also working on an alternate trail sign to bring people into town.

9. Adjourn. Motion by Mihalik, seconded by Cutts to adjourn. Unanimous vote. Meeting adjourned 7:50 p.m.

Stephen Mihalik, Chairperson

Teresa Hill, Administrator/Clerk