

**THE REGULAR MEETING OF THE EDA BOARD HELD ON JULY 19, 2007,
AT 6:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

Paul Whitcomb called the EDA Board meeting to order at 6:00 P.M. Members present were Sarah Lund, Victoria Hallin, and Charles Snustead.

Absent were Ben Hanson, Ken Haskamp, and Thom Walker.

APPROVAL OF MINUTES FROM THE REGULAR MEETING ON JUNE 21, 2007
SNUSTEAD MOVED, SECOND BY HALLIN TO APPROVE THE MINUTES OF JUNE 21, 2007. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

UNFINISHED BUSINESS:

A. JobZ Program – John Westling attending

Blake informed the EDA Board this item was on June's agenda and the EDA Board had requested that John & Sherry Westling come to the July EDA meeting to speak about their business and moving the JobZ Program to this site. This would be a condo plat on their older building in the Industrial Park. They will discuss what the business is and what potential that business will have.

John Westling was present and spoke that their company Heartland Auto Electric is an internet business selling auto part starters and alternators for trucks and heavy duty equipment. Since January of 2007, they have had eBay sales of \$11,000 per month. They have just gotten a contract regarding parts for aircrafts and the market is huge for this. The section of the building they are operating in is 28,000 square feet and the remaining area of the building they would like to section into a few sections and lease out or sell.

Blake said the intent is to start with the JobZ Program on just the area of the building that Westling's are using. The other area of the building when divided and leased this program would be available for them also as they come. This would work well for business startups.

J. Westling said they have four employees counting himself. The three employees are from his old company.

Lund commented on a business plan presentation and what their need is for this program. She likes his idea and would like to see more of a plan regarding it.

Blake said Westling's have filled out the JobZ papers. The City has not required a business plan for this program.

Lund said this would be a good time to start requiring all the financial background on this JobZ Program.

Blake said he will have forms for the JobZ Program and he would not want to get into the financial operations of Westling's business. They are not asking for TIF or a revolving loan.

Lund said she would still like to see the direction of what the Westling's believe this business could expand to.

Blake commented that on the condo plat it will be a case by case factor for giving the JobZ Program. What the EDA Board is reviewing today is just the side Westling's are using for their business. There is eight years left on the JobZ Program.

Westling said the site is one and a half acres. The business is on one acre.

Blake said that there may be some businesses that do not need the JobZ Program. With Heartland Auto Electric, the EDA Board does not need to know as much financially as if we were setting up a loan. Blake will bring the business plans to next months meeting and share it with the Board and have a motion on it then. It will just be a summary of what they plan to do. Blake would like the EDA Board to make a motion then on the condo proposal for the other area of the Westling building for granting the JobZ Program.

SNUSTEAD MOVED, SECOND BY WHITCOMB TO APPROVE THE JOBZ PROGRAM TO THE CONDO PLAN IN THE LOCATION OF THE OLD WESTLING BUILDING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. MOTION CARRIED.

Blake said for information only that the Westling's own 80 acres of land across the highway from this site that would be useable in a smaller amount for an Industrial Park. The City is looking into this. This would be by the entrance of the airport that would be very useable for industrial. Blake is working with the City Engineer on this. Some of the man made wetlands could be filled in and used. The City would like to create as many buildable sites as possible.

B. Condo Plans – John Gustavson (Westling Building Old Hwy. #18)

This item carries on from Item A.

Lund asked Gustafson as a realtor if he is helping the Westling's find people to lease the condo sites as they are made.

John Gustafson, Coldwell Banker Commercial, said yes. Intentions are to market the property in two ways, sell in small portions as spoken of regarding a condo plat or if someone wants the remainder of the site, then go that way. They want it to be used to bring business and being flexible will help that to happen.

Blake said if the remaining area of the building were to be broken down into smaller spaces there will be a preliminary plat.

Gustafson said they have some short time leasers that are interested in this site. He wants to see this building put to use.

NEW BUSINESS: None

OLD BUSINESS: None

MISCELLANEOUS:

A. EDA Balance Sheet

Blake said the balance sheet will change next month with funds that will be paid off for the Industrial Park assessments. There is a sale of land that will be paying for this and additional funds will be left over that Blake will check with the EDA Board on what those could be used for. Regarding the Railroad Fund we could redirect it to pay off assessments and to do other economic business. This can be looked at in the future.

B. City Council and Planning Commission Minutes for June, 2007

The EDA Board had no comments.

C. Verbal Report

Blake updated the EDA Board on items happening within the City. Anoco Metals Services final purchase agreement is at the City Attorneys office. Anoco Metal needs no extra financial help from the City. Bio Matrix will be back next month for a revolving loan. Curt Van Oort's new insurance building is being built. Three new hanger buildings are being built. Negotiations have begun with the Christensen's on their old hanger lots. One of their hangers is in good shape and the City has a lot that a deal would be made to move the good hanger over to that area. The TIF Financing Fund will be used for the apartment building that is in the process of platting phase. This is a 100 unit apartment complex that would be built in two phases. This is a very good project for the City. This will provide money for the community. There are signed purchase agreements on the Riebe property and this land will be a City park area. There is no news to report on any anchor stores. Staff is working with MNDot on safety issues regarding recent accidents on Hwy. #95 and are hoping that MNDot will help put in turn lanes.

LUND MOVED, SECOND BY HALLIN TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 4 AYES, 0 NAYS. THE MEETING ADJOURNED AT 6:50 P.M.

ATTEST:

Paul Whitcomb, President

Mary Lou DeWitt, Comm. Dev. Assist.