

AGENDA
ECONOMIC DEVELOPMENT AUTHORITY MEETING
WEDNESDAY, APRIL 11, 2018
12:00 NOON
CITY COUNCIL CHAMBERS

1. Call to Order/Roll Call
2. Approval of Agenda
3. Public Comment
4. Requests and Presentations
5. Consent Agenda
 - A. March 14, 2018 Minutes
 - B. Approval of Expenditures
6. Action Agenda
 - A. Resolution 18-02; Adopting the Waseca Vision 2030 Community Vision and Strategic Plan
7. Reports
 - A. Gaiter Lake Property
 - B. B.E.S.T.
 - C. Opportunity Zones
8. Next Meeting Date
 - A. May 9, 2018
9. Adjournment

Upon request, accommodations will be provided for individuals with disabilities wishing to participate

MINUTES

**ECONOMIC DEVELOPMENT AUTHORITY
MARCH 14, 2018
12:00 NOON
CITY COUNCIL CHAMBERS – CITY HALL**

1. Call to Order/Roll Call

The meeting was called to order at 12:00 p.m. by Vice-President Marty Armstrong.

Members Present: Marty Armstrong
Dave Dunn
Ann Fitch
Roy Srp
Larry Thompson
Russ Weir

Members Absent: Blain Nelson

Staff Present: Gary Sandholm, Economic Development Coordinator
Daniel Lenz, City Manager
Mike Anderson, Assistant to the City Manager
Ranae Schult, Community Development Assistant

2. Approval of Agenda

It was moved by Weir, seconded by Dunn, to approve the agenda as presented; the motion carried 4-0.

3. Public Comment

There were no public comments.

*** Board member Thompson arrived ***

4. Requests and Presentations

No items were presented.

5. Consent Agenda

A. February 14, 2018 Regular Meeting Minutes

B. Approval of Expenditures

It was moved by Weir, seconded by Fitch, to approve the Consent Agenda as presented; the motion carried 5-0.

*** Board member Srp arrived ***

6. Action Agenda

- A. Community Leadership Academy; Kim Foels, Director, Chamber of Commerce**
Kim Foels, Chamber of Commerce Director, provided the Economic Development Authority with information regarding the *Community Based Leadership Program 2018-2019*.

Ms. Foels stated the Chamber is again requesting \$1,000 from the Economic Development Authority for this program. Ms. Foels stated that with funding such as this, scholarships could be offered for the tuition. Vice-President Armstrong commented that this is a beneficial program.

It was moved by Dunn, seconded by Weir, to provide funding of \$1,000 to the *2018-2019 Community Based Leadership Program* provided by the Waseca Area Chamber of Commerce.

Board member Thompson inquired if there are efforts for this program to be self-sustaining. Ms. Foels stated that with 30 to 36 participants it could be self-sustaining.

The motion carried 6-0.

7. Reports

- A. Opportunity Zones**
The Tax Cuts and Jobs Act of 2017 authorized establishing Opportunity Zones in low-income and rural communities. The basic premise is that investors who have unrealized capital gains tax liabilities can defer payment of these liabilities if they invest in Opportunity funds.

A significant portion of the City of Waseca is eligible to receive the designation as well as the southern and southwestern parts of the county including New Richland and Waldorf. Up to 25% of eligible census tracts can be designated as Opportunity Zones. In Minnesota, nearly 500 tracts are eligible, and 122 can receive designation.

The timeline for this program is for it to be in place in 2018 for 2019 implementation.

- B. Vision 2030**
The final Vision 2030 document was provided to the Economic Development Authority. Danny Lenz, City Manager, stated the Vision and Action Plan will be placed on the March 20, 2018 City Council agenda for adoption. Mr. Lenz stated he feels it would be appropriate for the EDA, B.E.S.T., School District and the Chamber to adopt the Vision and Action plans.

The EDA directed this item to be placed on the Consent Agenda for the April 11, 2018 Economic Development Authority meeting.

- C. B.E.S.T.**
- Vision 2030: B.E.S.T. was provided the final report for review.
 - Spring Summit: Committee update for the April 25, 2018 Summit.
 - Veteran's Memorial: The State Historic Preservation Office (SHPO) reviewed the Courthouse northeast site for the possible construction of the Veteran's Memorial, and voiced no objections.

D. Gaiter Lake Property Update

On Wednesday, February 21, 2018, the first of three public engagement meetings was held to begin the process of developing a Master Plan for the Gaiter Lake property development. Approximately 40 individuals attended the presentation held by WSB.

The approximate 65 acre development will require public and private investors. Based on the Housing Study, considerations will be given to transitioning from the current single-family homes to twin homes/town homes to possible four plex or eight plex apartment buildings.

Two additional public engagement meetings will be held in April and June, with a final plan to be presented to the City Council in July or August.

**RECESS REGULAR MEETING TO
EDA CLOSED SESSION**

This properly noticed special meeting of the Economic Development Authority of the City of Waseca will be closed pursuant to Minnesota Statutes, Section 13D.05, Subdivision 3(c)(3).

It was moved by Fitch, seconded by Thompson, to close this portion of the Economic Development Authority meeting; the motion carried 6-0.

The City of Waseca Economic Development Authority will now go into a closed session at 12:30 p.m.

Those present were Economic Development Authority members Marty Armstrong, Dave Dunn, Ann Fitch, Roy Srp, Larry Thompson, Russ Weir, Daniel Lenz, City Manager, Gary Sandholm, Economic Development Coordinator, Ranae Schult, Community Development Assistant, Wesley Hellevik, PEG Channel Coordinator.

Following the completion of business in closed session, The EDA will now adjourn into open session, noting that the time is 1:14 p.m.

RECONVENE REGULAR EDA MEETING

*** Board member Fitch left the meeting ***

8. Next Meeting Date

The next Economic Development Authority meeting is scheduled for Wednesday, April 11, 2018.

9. Adjournment

It was moved by Srp, seconded by Dunn, to adjourn the meeting at 1:16 p.m.; the motion carried 5-0.

Ranae Schult
Community Development Assistant

LIST OF EXPENDITURES

April 11, 2018

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Econ Development	<u>2,344.15</u>	
Total Gross Payroll	2,344.15	
*Less- Payroll Deductions	<u>1,454.46</u>	
Net Payroll Cost		\$ 3,798.61

*These costs are included in Accounts Payable totals below

Accounts Payable

Expenditures dated:
March 9, 2018-April 5, 2018

Bank ACH Withdrawals.....	<u>1,000.00</u>
GRAND TOTAL EXPENDITURES	<u>\$ 4,798.61</u>

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Check Amount
Economic Development-General f					
03/29/2018	20180251	Waseca Area Chamber of Commerce	Program sponsorship	261-46700-3000	1,000.00
Total 261467003000:					1,000.00
Total Economic Development-General f:					1,000.00
Grand Totals:					1,000.00



To: Blain Nelson, President
Waseca Economic Development Authority

From: Gary Sandholm and Duane Hebert

Meeting Date: April 11, 2018

Subject: Vision 2030

BACKGROUND: Working through B.E.S.T. of Waseca County, the City of Waseca contracted with Future IQ and LHB to conduct a community visioning project and development a strategic action plan based on the results of the study information. Input was gathered in several ways including a think tank, written surveys, and public input sessions. Approximately 600 people participated in the project in one or more ways. Two striking consistencies emerged from the data gathering: 1. Without strong action steps being taken, the future of Waseca will be much less than desired; and 2. The concentration of preferences for the future of Waseca varied little across age, income, and education profiles.

Benefits: The input and comment sessions helped form a strong consensus around key points of action that can guide the City Council, the EDA, and other public and private entities to take actions that benefit the overall community.

Recommendations: Adopt the Waseca Vision 2030 Community Vision and Strategic Action Plan as the guide to EDA efforts and actions to better Waseca.

Budget impact: None

Respectfully,

Duane Hebert
Interim City Manager

Gary Sandholm
Economic Development Coordinator

RESOLUTION NO. 18-02

A RESOLUTION OF THE WASECA ECONOMIC DEVELOPMENT AUTHORITY
ADOPTING THE WASECA VISION 2030 COMMUNITY VISION AND STRATEGIC PLAN
AS THE VISION AND STRATEGIC ACTION PLAN FOR THE WASECA ECONOMIC
DEVELOPMENT AUTHORITY

I, the undersigned, being the duly qualified and acting recording officer of the public corporation adopting the resolution referred to in the title of this certificate, certify that the documents attached hereto, as described above, have been carefully compared with the original records of said corporation in my legal custody, from which they have been transcribed; that said documents are a correct and complete transcript of the minutes of a meeting of the governing body of said corporation, and correct and complete copies of all resolutions and other actions taken and of all documents approved by the governing body at said meeting, and that said meeting was duly held by the governing body at the time and place and was attended throughout by the members indicated above, pursuant to call and notice of such meeting given as required by law.

WITNESS my hand officially as such recording officer on April 11, 2018.

Duane Hebert, Executive Director

RESOLUTION NO. 18-02

**A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF
THE CITY OF WASECA**

**ADOPTING THE WASECA VISION 2030 COMMUNITY VISION AND
STRATEGIC PLAN AS THE VISION AND STRATEGIC ACTION PLAN FOR
THE WASECA ECONOMIC DEVELOPMENT AUTHORITY**

WHEREAS, the Economic Development Authority of the City of Waseca, Minnesota (the “Authority”) participates in the economic development; and

WHEREAS, the Economic Development Authority of the City of Waseca and the Waseca community have many similar economic development goals and objectives for the City of Waseca and the Waseca area as a whole; and

WHEREAS, the Vision 2030 project has had wide participation from the residents of Waseca and the nearby area; and

WHEREAS, the two Vision 2030 Community Vision and Strategic Action Plan have been adopted by the City of Waseca and Waseca County; and

WHEREAS, the objectives of the Waseca Economic Development Authority are closely aligned with the findings in the Waseca 2030 Community Vision and Strategic Action Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Economic Development Authority of the City of Waseca, Minnesota, that the Authority adopted the Waseca Community Vision and Strategic Action Plan as the basis for the Waseca Economic Development Authority’s future plans and actions.

Adopted this 11th day of April, 2018.

WASECA ECONOMIC DEVELOPMENT AUTHORITY

Blain Nelson, President

Attest:

Duane Hebert, Executive Director