

**Minutes**  
**Economic Development Commission**  
**October 16, 2007**  
**City of Waverly Conference Room (Administration Office)**  
**7:00 A. M**

Commission Members Present: Terry Van Laningham, Gene Leonhart, Jim Willis, Patsy Reed, Larry Young, Gary Bogenreif, Jean Keller, Dave Stevenson and Council Liaison Fred Ribich. Absent: Rick Schneider. Staff present: Dick Crayne, Jo Raap.

1. **Approve Agenda.**  
**Moved By: Van Laningham      Seconded By: Leonhart**  
That the agenda for this meeting is hereby approved.  
**All voted aye.**
  
2. **Approval of minutes.**  
**Moved By: Stevenson                      Seconded By: Van Laningham**  
That the minutes from the September 18, 2007 meeting are hereby approved  
**All voted aye.**
  
3. **Update on Economic Development Director recruitment process.**  
Administrator Crayne updated the Commission on the Economic Development Director process. Mr. Crayne hopes to have the process completed soon.
  
4. **Update on Current Status of Economic Development project.**  
Mr. Crayne reviewed recent marketing efforts with the Commission. Kutzner Cabinets withdrew their offer to purchase the land adjacent to Rubber Development.

Rubber Development is proceeding with their expansion project and Butch Kehe is handling the construction. Rubber Development wishes to acquire 3.39 acres from the City. The City and Mr. Gidley have come to an agreement in principle. The City would assist the company in its acquisition of said property by applying 13% of the building costs against the property price thereby lowering property cost by \$17,000. This agreement follows the same format as the original offer that was made in 1993 when Rubber Development first located in the Waverly Business Park.

Mr. Crayne informed the Commission that the Council approved a City/Company Agreement with George and Colleen Miller. The Millers plan to purchase the old Wal-Mart Building and intend to lease out a major portion of the facility to another major commercial enterprise. Said agreement would provide \$128,000 tax rebatement over a 6 year period. There has been some interest expressed in the current Miller Hardware site. The Millers also intend to develop two pad sites in the

west part of the old Wal-Mart parking lot which will bring more commercial enterprise and strengthen smaller businesses in the mall. The agreement also calls for payment to the Company of up to \$40,000 for extension of paved driveway and driveway access off of said extension all on the east side of the building to be used for loading and deliveries. The City will provide \$22,000 to the Company for working capital to be paid at the time the Company opens its doors for business at the old Wal-Mart facility. The City will also reimburse the Millers for the reconstruction costs of the entryway into said property off of 218 Business to provide safe vehicular entry and exit to and from the additional pad sites and onto 218 Business. There will be enough parking for pad sites. The Miller's had difficult discussions with Wal-Mart.

Discussion followed on other economic development proposals.

The City also reached an agreement with Fred Krumwiede to purchase 27 acres at a cost of \$18,500 an acre for the Public Works Facility. Utilities and the Highway 218 north are in close proximity to said property. The Yardwaste and Recycling would relocate to the property and the building would be built when funds become available. The building would house all public services departments including water and sewer. Mr. Crayne informed the Commission that safety was a concern at the present site where pedestrians and big equipment are in the same area. Citizens in the past have expressed interest in using the current Public Services site as a park area with band shell. Parts of the current yardwaste site are in the floway and flood plain.

City Administrator Crayne stated that he envisions having campground facilities around the lake between Waverly and Shell Rock with a trail connection.

Mr. Crayne also updated the Commission on the new Cedar Valley Regional Partnership Strategy. The newly-formed Cedar Valley Regional Partnership represents a six county area. The Iowa Department of Economic Development provides the partnership with proposals to find the best fit for a prospective company's needs in the region. There have no proposals presented to the City recently.

5. **Set Next Meeting Date: November 13, 2007**

6. **Moved By: Bogenreif**                      **Seconded By: Leonhart**

To adjourn.

All voted aye.

**Commission adjourned at 7:45 A. M.**

