ECONOMIC DEVELOPMENT COMMISSION MINUTES

March 14, 2017

Waverly City Hall – Council Chambers 7:00 a.m.

A. Call to Order

1. Voting Members Present: Deb Schroeder, Chairperson

Gene Lieb

Tammy McKenzie

Troy Miller Ann Rathe Jim Willis

Voting Members Absent: Steve Egli, Vice Chairperson

Heidi Abben Mark Hanawalt

Non-Voting Partners Present: Darrel Colson, Wartburg

Dan McKenzie, City Council Liaison Travis Toliver, Waverly Chamber Darrel Wenzel, Waverly Utilities

Non-Voting Partners Absent: Linda Allen, Hawkeye Community College

Jim Atty, Waverly Health Center

Chuck Infelt, Mayor

Ed Klamfoth, W-SR Schools

Heidi Solheim, Waverly Health Center James Bronner, City Administrator

Connie Tolan, Economic Development Specialist Bill Werger, Economic Development Director

2. Approval of Agenda:

Staff Present:

Motion By: Willis Seconded By: Lieb

Move that the agenda be approved as printed.

Yes: 6 No: 0 Absent: 3

3. Approval of Previous Minutes:

Motion By: Rathe Seconded By: McKenzie

Move that the minutes of the February 14, 2017 Economic Development Commission Meeting

be approved.

Yes: 6 No: 0 Absent: 3

B. Regular Business

1. Discuss Economic Development Incentive Request

Werger led a discussion regarding a potential upcoming project and economic development incentive request. Various scenarios were presented to the commission for review and discussion. The Urban Renewal Plan will need to be amended to include this property so the City can use TIF funds. The commission was supportive of the project and gave input to staff on structure of an incentive package. A specific proposal will be brought before the commission for recommendation at the April meeting.

2. Review Urban Renewal Plan Amendment

Werger led discussion of the proposed Urban Renewal Plan Amendment. The proposed new urban renewal projects were discussed. The CMI Roadbuilding property will be added to the plan, but will be more generalized. The plan will expand to include the former CUNA building and other LMI projects. The former Red Fox Inn property and Cedar River Parkway will be added. Walker's and Tri B's property will be taken out but these can be added back in if a project comes up.

3. March 27th City Council Study Session – Economic Development Commission Updates Werger stated that the Economic Development Commission updates will be presented at the March 27th City Council Study Session. Everyone is welcome to attend. Annual report, goals and urban renewal will be discussed.

C. Mayor's Roundtable Discussion

None

D. Old Business

None

E. New Business

None

F. Next Meeting Date

The next meeting is scheduled for Tuesday, April 11, 2017 at 7:00 a.m. in the Civic Center at Waverly City Hall.

G. Adjournment

The Economic Development Commission meeting was adjourned.