ECONOMIC DEVELOPMENT COMMISSION MINUTES

January 8, 2019
Waverly City Hall – Civic Center
7:00 a.m.

A. Call to Order

1. Voting Members Present: Brittney Diercks, Vice Chairperson

Gary Grace
Mark Hanawalt
Crystol Harms
Gene Lieb
Deb Schroeder
Paula Stevenson

Voting Members Absent: Steve Egli, Chairperson

Troy Miller

Non-Voting Partners Present: Ed Klamfoth, W-SR Schools

Dan McKenzie, City Council Liaison

Dean Soash, Mayor

Darrel Wenzel, Waverly Utilities

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

Jim Atty, Waverly Health Center

Darrel Colson, Wartburg

Sharina Sallis, CUNA Mutual (Largest Employer)

Heidi Solheim, Waverly Health Center Travis Toliver, Waverly Chamber

Staff Present: James Bronner, City Administrator

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

2. Approval of Agenda:

Motion By: Stevenson Seconded By: Schroeder

Move that the agenda be approved as printed.

Yes: 7 No: 0 Absent: 2

3. Approval of Previous Minutes:

Motion By: Stevenson Seconded By: Grace

Move that the minutes of the December 11, 2018 Economic Development

Commission Meeting be approved.

Yes: 7 No: 0 Absent: 2

B. Regular Business

 Per Chapter 33 of the Waverly Municipal Code, the first organizational meeting of the Economic Development Commission held each year is the time and place to elect a chairperson and vice-chairperson. The elected officers shall serve concurrent terms of one (1) year. Motion By: Hanawalt Seconded By: Harms

Move that Steve Egli be elected Chairperson of the Economic Development Commission for the 2019 term.

Yes: 7 No: 0 Absent: 2

Motion By: Grace Seconded By: Schroeder

Motion that Brittney Diercks be elected Vice-Chairperson of the Economic Development Commission for the 2019 term.

Yes: 7 No: 0 Absent:2

2. Updates from Participants

Hanawalt said UEA is doing well and may be expanding.

Werger updated the commission on the 2018 building permit numbers. We are requesting funds in the budget to do another housing study since the last one was completed in 2014.

Diercks mentioned that a group is still working to address childcare needs of the community.

Review proposal for City commitment for Development Agreement for TIF
rebates to developer of theater property and make recommendation to City
Council.

Werger provided background information on the theater project with discussion of future plans. The developer has requested tax rebates from the City in support of the redevelopment project. Werger explained that if the Council approves the development agreement, other budget items will not be affected since the funds would come out of TIF. No incentives will be given unless the tax increment requirement is met.

Many commission members feel the need to include a stipulation in the agreement that it must remain a theater to continue receiving the rebates.

The commission believes this is a great opportunity to bring a theater back to town that draws community members and people from other towns to downtown Waverly.

Motioned By: Schroder Seconded By: Hanawalt

Motion to recommend approval of the development agreement providing yearly TIF tax rebates of \$20,000 per year for 15 years.

Yes: 7 No: 0 Absent: 2

4. Reminder – Annual Presentation to City Council in February

A reminder that the Economic Development Commission will give their yearly update to City Council on February 25th. Commission members are welcome to attend.

C. Old Business

1. Roundtable Discussion of the Commission's Goals and Objectives

D. New Business

None

E. Next Meeting Date

The next meeting is scheduled for Tuesday, February 12, 2019 at Waverly City Hall.

F. Adjournment

The Economic Development Commission meeting was adjourned.