

**ECONOMIC DEVELOPMENT COMMISSION MINUTES**  
**September 10, 2019**  
**Waverly City Hall – Civic Center**  
**7:00 a.m.**

A. Call to Order

- 1. Voting Members Present: Steve Egli, Chairperson  
Brittney Diercks, Vice Chairperson  
Gary Grace  
Mark Hanawalt  
Gene Lieb  
Troy Miller  
Deb Schroeder  
Paula Stevenson
- Voting Members Absent: Crystol Harms
- Non-Voting Partners Present: Bob Buckingham, Waverly Utilities Board of Trustees  
Darrel Colson, Wartburg  
Ed Klamfoth, W-SR Schools  
Dean Soash, Mayor  
Darrel Wenzel, Waverly Utilities
- Non-Voting Partners Absent: Jim Atty, Waverly Health Center  
Dan McKenzie, City Council Liaison  
Sharina Sallis, CUNA Mutual (Largest Employer)  
Heidi Solheim, Waverly Health Center
- Staff Present: Travis Toliver, Waverly Chamber  
James Bronner, City Administrator  
Connie Tolan, Economic Development Specialist  
Bill Werger, Economic Development Director

2. Approval of Agenda:

Motion By: Diercks                                  Seconded By: Stevenson  
Move that the agenda be approved as printed.  
Yes: 8                          No: 0                          Absent: 1

3. Approval of Previous Minutes:

Motion By: Lieb                                          Seconded By: Stevenson  
Move that the minutes of the July 9, 2019 Economic Development Commission Meeting be approved.  
Yes: 8                          No: 0                          Absent: 1

B. Regular Business

1. Discuss Use of Public Incentives for Residential Real Estate Development

Werger led a discussion regarding the use of public incentives for residential real estate development. Werger is hearing that we are losing out on people moving

to Waverly due to not enough houses and/or not enough variety of lots to build on, and that developers are wanting the development of land to be more affordable. Some communities are giving incentives to help build infrastructure to reduce cost for the developer.

Werger prepared and discussed three handouts that showed available residential lots over the last 2 years, residential permits issued over the years and a map showing possible future residential development sites.

The City is contracting with INRCOG to conduct a housing needs assessment this spring. The commission feels we should wait until the housing needs assessment is completed to further discuss this topic. The study may demonstrate a market need that attracts developers to develop in Waverly.

## 2. Updates from Participants

Hanawalt reported that UEA has broken ground on their expansion project.

Klamfoth stated that W-SR's enrollment is up again this year. They estimate it to continue growing in the next 5 to 10 years.

Diercks said that the transition from State Bank to Fidelity Bank & Trust went pretty smoothly. They are excited as this change should be great for their customers.

Wenzel stated that Waverly Utilities is moving electrical lines for WHC's expansion.

Waverly Historic Lofts should be completed and apartments available by the end of the year.

The City continues to work with INRCOG for the CDBG Rehabilitation Grant.

Tolan provided an update on the Community Branding Initiative with AMPERAGE, the community Child Care Initiative, and Manufacturing Night for Students and Parents which is coming up on October 7<sup>th</sup>.

Stevenson stated that the Chamber Board is coming up with several individuals who love working in Waverly to promote on their website and social media.

## C. New Business

None

## D. Next Meeting Date

The next meeting is scheduled for Tuesday, October 8, 2019 at Waverly City Hall.

## E. Adjournment

The Economic Development commission meeting was adjourned at 7:49am.