## ECONOMIC DEVELOPMENT COMMISSION MINUTES November 10, 2020 Zoom Meeting 7:00 a.m.

The Governor of Iowa has declared a Public Emergency because of the COVID-19 outbreak. The Mayor has determined that an in-person meeting of the Economic Development Commission is impossible or impractical without violating the Governor's mandates therefore; the Commission would be treated the same way.

## When an in-person meeting is "impossible or impractical," Iowa Code Section 21.8 permits a governmental body to conduct a meeting by electronic means.

The meeting was conducted by video conference using ZOOM.

## A. Call to Order

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. Voting Members Present:	Brittney Diercks, Chairperson Paula Stevenson, Vice Chairperson Steve Egli Gary Grace Mark Hanawalt Crystol Harms Gene Lieb Deb Schroeder
Voting Members Absent:	Troy Miller
Non-Voting Partners Present:	Bob Buckingham, Waverly Utilities Board of Trustees Darrel Colson, Wartburg Ed Klamfoth, W-SR Schools Matthew Schneider, City Council Liaison Heidi Solheim, Waverly Health Center Darrel Wenzel, Waverly Utilities
Non-Voting Partners Absent:	Jim Atty, Waverly Health Center Adam Hoffman, Mayor Sharina Sallis, CUNA Mutual (Largest Employer) 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: Grace Seconded By: Egli

Move that the agenda be approved as printed.

Yes: 8 No: 0 Absent: 1

3. Approval of Previous Minutes:

Stevenson

Seconded By: Hanawalt

Move that the minutes of the September 15, 2020 Economic Development Commission Meeting be approved.

Yes: 8 No: 0 Absent: 1

## B. Regular Business

Motion By:

1. Discussion of incentives for Red Fox redevelopment

Werger provided a draft of the agreement and explained how the incentives were created. The incentives are comprised of TIF rebates and Hotel Motel tax rebates. The incentives have been discussed with the developer and he agrees to what is being offered.

The Commission considered the incentives and the Development Agreement.

Hanawalt moved to recommend approval of the Development Agreement to the City Council. Grace seconded.

Yes: 8 No: 0 Absent: 1

2. Discussion of the role of the Economic Development Commission

Diercks started the discussion of what she thinks the role of the Commission is and asked for everyone's feedback.

The Commission discussed various opinions of the role of the Commission. Some ideas expressed that the Commission is a recommending body to the City Council and to provide feedback to staff that may have a different perspective than what staff had already considered.

Commission members also questioned why all members are not voting members. Commission members generally agreed that the Commission should be focused on the growth of Waverly.

3. Economic Dashboard Discussion

Schneider thinks the Commission should discuss economic indicators at each meeting.

Tolan puts together a Quarterly Economic Indicators report, but staff can look at other indicators if this Commission would like to see other metrics.

4. Updates from Participants

Klamfoth stated they have a task force looking at their facilities. The task force should come to the school board in December or January with a recommendation.

Solheim encouraged everyone to look at and follow the COVID-19 precautions.

Colson agreed with Solheim. They are trying very hard to keep everyone safe. It seems that infections are coming from the Waverly community to the campus. Encourage to wash hands, socially distance and wear masks.

Klamfoth agreed that some spread may be happening within school, but most of the exposures are coming outside of school.

Stevenson said that the Waverly Chamber Downtown Committee through member Andrew Bell is reaching out to City staff about creating a taskforce to make the Bremer Avenue bridge more attractive before the DOT starts the project. Stevenson also said they were given information about the Rail Trail bridge that its condition is deteriorating and has a limited life span.

Crystol Harms said that despite everything happening, her retail store has done really well. They just launched a new website and are trying to keep coming up with new ideas. Crystol gave Kudos to Krista Dolash. She is doing awesome things for downtown and Waverly in general.

Wenzel said the new electric vehicle parking spots are in. The rates will be set by the board. This gives Waverly national inclusion through the app Charge Point, Electric Vehicle Charging, where Waverly will soon pop up as a place that has an electric vehicle charging location.

- C. New Business
- D. Next Meeting Date

The next meeting is scheduled for Tuesday, December 8, 2020 at Waverly City Hall or via Zoom

E. <u>Adjournment</u> The meeting was adjourned.