

ECONOMIC DEVELOPMENT COMMISSION MINUTES

June 9, 2009

City of Waverly Council Chambers

7:00 a.m.

A. Call to Order:

1. Members Present: Terry Van Laningham, Chairperson
Patsy Reed, Vice-Chairperson
Gary Bogenreif
Gene Leonhart
Rick Schneider (arrived at A.3)
Jere Vyverberg
Larry Young
- Members Absent: Jean Keller
Jim Willis
- City Officials Present: Jason Passmore, Economic Development Director
Connie Tolan, Economic Development Office Manager
Fred Ribich, City Council Liaison

2. Approval of Agenda:

Motion By: Leonhart

Seconded By: Bogenreif

Move that the agenda be approved as printed.

Yes: 6

No: 0

Absent: 3

3. Approval of Previous Minutes:

Motion By: Vyverberg

Seconded By: Reed

Move that the minutes of the May 12, 2009 Economic Development Commission meeting be approved.

Yes: 7

No: 0

Absent: 2

B. Regular Business:

1. Review status of the Economic Development Commission 2009-2011 Strategic Business Plan.

Director Passmore has dates scheduled to present the Plan to the Bremer County Supervisors and to the City Councils in the communities of Readlyn, Denver and Shell Rock during the month of June. When the Commission meets

on July 7th, action will be taken to formally adopt the Plan and forward it to the Waverly City Council for review, either at a July regular Council meeting, or during the Council's Strategic Planning Session in July.

2. Adopt name change for the Economic Development Commission.

Motion By: Leonhart

Seconded By: Bogenreif

Move that Economic Development Commission of the Waverly Area be formally adopted as the title by which the Commission is referenced for the purposes of marketing and communications.

Yes: 7

No: 0

Absent: 2

3. Update on Current Status of Economic Development Projects

- a) Waverly-Shell Rock Schools Update – Commissioner Vyverberg distributed a conceptual site plan and floor plans for the new grade 5-8 middle school. A traffic study is being conducted. The special provisional use and rezoning were approved by the Planning & Zoning Commission and will be going to the City Council next for approval.
- b) Readlyn Development Agreement – Director Passmore distributed copies of the proposed Development Agreement for a project in Readlyn.
- c) Miller True Value Outlot – The Millers will be going before the Planning & Zoning Commission in July to approve a plat and amend the S-1 Shopping Center Plan for their proposed outlot at Village Square Mall.
- d) Waverly Area Development Fund – A loan request has been received and will be reviewed by the Loan Committee this week.
- e) Downtown Building Redevelopment – A flood-damaged commercial building in downtown Waverly has been purchased for redevelopment.
- f) Central Iowa Water Property – Central Iowa Water is working with the Bremer County Fair Board and the Ball Diamond Group on a possible project. There might still be some industrial or commercial sites available on their property.
- g) Existing Business Potential Expansion – Director Passmore reported that discussions are taking place with an existing business that is considering an expansion. Efforts are being made to assure that the expansion takes place in Waverly.

4. Regional Economic Development Information

- a) Wind Component Manufacturer – Director Passmore has been notified by IDEED that a Wind Component Manufacturer who was considering sites in Iowa and four other states has cancelled their project due to market reversals. A proposal for a Waverly site had been submitted for this project in July 2008.
- b) Nacelles Manufacturer – A proposal was submitted last week for a state lead on a wind energy company that manufactures nacelles.
- c) Pharmaceutical Manufacturer - A proposal was submitted last week for a state lead on a pharmaceutical manufacturer.
- d) IDEED Request – A state lead was received for a company requesting a 40,000-50,000 sf building they could move into by 4th quarter 2009. We did not have a building that met those specifications.
- e) NABL Building – The City-owned NABL building was shown recently to an Iowa company looking to relocate.
- f) Jr. High Building – Commissioner Vyverberg reported that the school system has received one general inquiry about possible redevelopment of the current Jr. High building.

C. Old Business:

- None

D. New Business:

- The Waverly Chamber of Commerce, in conjunction with Iowa Main Street, has been conducting market analysis sessions in Waverly. A number of sessions were held last week, and some Commission members participated. This will be an ongoing activity during upcoming months.

E. Next Meeting Date:

The next meeting was rescheduled for **July 7, 2009** at 7:00 a.m. at Waverly City Hall.

F. Adjournment:

Motion By: Bogenreif

Seconded By: Reed

That the Economic Development Commission meeting be adjourned.

Yes: 7

No: 0

Absent: 2