

## ECONOMIC DEVELOPMENT COMMISSION MINUTES

April 10, 2012

Waverly City Hall Council Chambers

7:00 a.m.

### A. Call to Order:

1. Members Present: Dave Reznicek, Chairperson  
Jere Vyverberg, Vice Chairperson  
Rose Meyer  
Gary Bogenreif  
Brad Roling  
Deb Mummelthei  
Patsy Reed

Members Absent: Jean Keller  
Jim Willis

Others Present: Dick Crayne, City Administrator  
Brent Matthias, Economic Development Director  
Carla Guyer, Deputy City Clerk  
Dan McKenzie, Waverly City Council Liaison  
Bob Brunkhorst, Waverly Mayor  
Several members of the public

The purpose of this meeting was to identify housing challenges and needs through an open forum to achieve a vision and goals for housing in the City of Waverly.

#### Waverly's housing strengths:

- good developers,
- good selection of lots,
- quality builders,
- flexible comprehensive land use plan,
- Habitat for Humanity,
- diversity in existing housing

#### Waverly's housing weaknesses:

- lack of affordable housing,
- shortage of apartments,
- lack of handicap accessible housing,

- property taxes are too high,
- lack of opportunities for 1st time home buyers,
- flood plain,
- lack of building incentives such as waiving building permit fees for new homes, tax abatement
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Waverly's housing opportunities:

- to assemble data to do a market analysis,
- to enhance the marketing of Waverly to draw residents to Waverly,
- partner with State and Federal programs for assistance of funding,
- lot availability to fill in with houses,
- Comprehensive Plan stated there are some opportunities in zoning to look at mixed use (single family & multi-family housing),
- downtown upper story renovation with existing funding opportunities,
- capitalize on energy within the community to enhance housing,
- reduce flood plain issues with dam and dry run projects,
- increased opportunities for developers and builder utility rebates

Waverly's housing threats:

- fuel pricing for commuters or new building costs,
- salaries of modest income households,
- competition from other communities offering incentives,
- new energy codes,
- lack of skilled (trained) contractors to apply new energy codes,
- Regulatory glue – regulations need to be weeded out

Introductions were made:

- Steve Langan – Advanced Building & Design
- Dan Daly – First National Bank Loan Officer
- Steve Willemssen – First National Bank Lender
- Shirley McKenzie – First National Bank
- Dan McKenzie – City Council and CUNA Mutual
- Gary Boorom – City Council and retired

- Tim Bradford – Landlord
- Emily Neuendorf – Chamber of Commerce Director
- Bob Brunkhorst – Mayor and CUNA Mutual
- Hank Bagelmann – Planning & Zoning Chairperson and retired
- Wayne McFarland – Bartels Project Manager for Eisenach Village
- Doug Moss – USDA Rural Housing Lender
- Scott Ramker – Contractor
- Bob Cousin – Contractor
- Roy Peterson – Landlord & Contractor
- Mark Kvammen – Housing Program Director for Community Action Corporation Developing Housing for Low to Moderate Income Housing
- Rebecca Laas – Director of Waverly Senior Housing
- Mike Cooley – Bartels in Sales with Eisenach Village
- Gene Lieb – City Council and Chamber of Commerce
- Linda Morgan – Director of Iowa Homeland Habitat for Humanity Affordable Housing
- Ronda and Dennis Happel – Real Estate Developer and Senior Housing
- Kathy Olson – City Council and retired human resources for CUNA Mutual
- Rose Meyer – Keller’s Home Furnishings, Economic Development Commission
- Gary Bogenreif – Nestle Plant Manager, Economic Development Commission
- Jere Vyverberg – Superintendent WSR Schools, Economic Development Commission
- Brad Roling – Jerry Roling Motors, Economic Development Commission
- Deb Mummelthei – Love and Lace Flowers, Economic Development Commission
- Patsy Reed – Meyer Pharmacy, Economic Development Commission
- Brent Matthias – Economic Development Director
- Carla Guyer – Deputy City Clerk
- Dave Reznicek – John Deere, Economic Development Commission

### Vision for Housing in Waverly, Iowa:

- Take the opportunities and turn them into strengths and take the weaknesses and turn them into strengths.
- We could name the top 5 things that we would do to collect data to point us in the direction of the highest needs.
- Develop a survey that would identify our existing housing and break down information from that what possible opportunities could be presented for first time home buyers, rental housing and what our inventory of upper scale housing vs. lower scale housing is.
- One vision would be to have an increase in handicapped / disabled available housing in Waverly. Affordable housing needs to have “smart site planning” such as:
  - Does location have “walkable” access to service amenities,
  - Need to determine drivers of what types of housing are needed,
- Need more 2 bedroom apartments,
- Investors to partner with Wartburg to develop a housing complex for students which would open up housing within the community that students now utilize
- Possible “layered” funding strategy by using tax abatements, grants, tax incentives, etc. which can be good investments for communities,
- Need ability to build and remain profitable for developers
- 2, 3, 4, 5, or even 6-plexes could be possible factors to help provide housing,
- Need mobility for residents,
- A survey of realtors would be helpful,
- Affordable Housing could be defined as 2.5 – 3.0 times annual income,
- There is a need for 2, 3 and 4 bedroom housing in Bremer County and 6 other surrounding communities,
- Possible partnerships with snowbirds and college students.

In summary: We need to get some realtors involved and collect additional data. Please e-mail commission members if you have any additional ideas.