



The presentation of the Housing Report to the Waverly City Council on December 17, 2012 was recapped. Positive comments were received on the level of detail in the report, which painted a largely positive picture of the housing situation in Waverly. Areas identified as opportunities for improvement included transitional housing, quality of rentals, and housing-related expenses such as taxes and utility costs.

The following two initiatives are being planned to address rental housing issues:

The Waverly Zoning Office will be conducting two public forum meetings to receive public input on proposed changes to the city ordinance dealing with rental properties. Ordinance amendments are being reviewed by Waverly City Council and staff for ways to improve the condition of rental housing and for enforcement of the numbers of occupants in rental housing. The public is invited to participate in either of two meetings which will be held in the Civic Center on January 15<sup>th</sup> from 12:00-1:00 p.m. and January 17 from 4:30-6:00 p.m. Commission members are encouraged to attend.

Emily Neuendorf distributed information regarding a state grant opportunity for upper story residential development in Waverly's Downtown TIF District. A public meeting, facilitated by Jim Thompson from Main Street Iowa in partnership with the Waverly Chamber of Commerce, will be held on January 9 at 5:30 p.m. in Council Chambers at Waverly City Hall. The program, titled Multi-Family (Rental) Unit Production, provides successful applicants with CDBG Disaster Recovery Housing Funds to convert non-residential use structures or buildings or vacant structures or buildings into rental units, with a focus on upper stories in downtown districts. The funding opportunity is competitive, but substantial with up to 75% of construction costs covered. There is a compliance component related to LMI requirements and properties in the 100 year flood plain are not eligible. So the timing of the FEMA Letter of Map Revision based on the inflatable dam will be a factor.

2. Identification of Goals, Risks and Opportunities for 2013

This will be discussed in depth at the February meeting.

3. Election of Officers.

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: Willis

Seconded By: Roling

Move that Dave Reznicek be elected as Chairperson of the Economic Development Commission for the 2013 term.

Yes: 7

No: 0

Absent: 2

Motion By: Willis

Seconded By: Roling

Move that Jere Vyverberg be elected as Vice-Chairperson of the Economic Development Commission for the 2013 term.

Yes: 7

No: 0

Absent: 2

#### 4. Business Updates from Commission Members

Jere Vyverberg reported that the W-SR School District has closed out another FEMA project. The only project to close out yet is the new Middle School project. The proposed project to repurpose the old Jr. High Building is slowly moving forward. Enrollment in W-SR Schools is up by 85 students this year. The district is experiencing record high numbers of 4<sup>th</sup> and 5<sup>th</sup> graders. Also, Jere will be participating in meetings with Homeland Security to do a risk assessment on all 6 W-SR attendance centers related to security.

Brad Roling reported that his dealerships have some space issues to address in the coming year, and they are finding it challenging to find good technicians to hire. But they are expecting another great year.

Jim Willis talked about the uncertainty surrounding health care reform. His company is planning to hold a seminar in the spring to talk about health care reform and how it impacts business.

Deb Schroeder reported that census is high at Bartels. Eisenach Village sales have been strong and 8 additional units are being built. Bartels is embarking on a master campus planning project. 98% of their admissions today are through skilled nursing. They have developed a niche in the short stay rehab market. They find it challenging to find enough good people to hire to fill their positions.

Patsy Reed reported that Meyer Pharmacy had a great Christmas season. They also are finding it difficult to find good trained people to hire. Many of their new employees require in-house training.

Rose Meyer reported that things are going well in Shell Rock. She reports having upper story rentals, and new single family housing is being built. Transitional housing is in short supply. They have builders interested in building rental units. Shell Rock is also planning to build a new Fire Station.

Dan Beenken reported that the UNI Innovation Incubator has seen a lot of interest in people starting businesses, which is pretty typical for this time of year. Dan will be doing more outreach into communities and will be working to schedule more time out of the office and in the communities served.

Emily Neuendorf reported that the Waverly Business Incubator offered the Director position to Katie Warren. It is a contract position and her start date is February 4. She will be working out of the Waverly Chamber Office initially.

#### 5. Business Updates from Economic Development Director

The Cedar Valley Regional Partnership now consists of 6 counties, since Tama County dropped out. The CVRP will be hosting a job fair in Waterloo in February in an effort to recruit employees to the area. They also attempt to recruit new businesses by attending trade shows. Brent, along with Jeff Kolb from Butler County, will be attending the ProMat trade show in Chicago at the end of January.

The former Midcom building in Waverly's SW Business Park has a sale pending. The new owner will raise the ceiling height on the building to make it suitable for warehousing.

Waverly's current incentive strategy is based on net increase in incremental value and is not designed to incent for the purchase of vacant buildings. Brent and Phil Jones will be looking into what other communities offer for incentives on purchase of vacant buildings and this will be a discussion item at the February meeting.

The Economic Development office has been working on a comparison matrix of potential locations for future business park development. This will be brought to the Commission at the February meeting for discussion.

Broadband is another topic for discussion at a future meeting. SBT.net and Butler-Bremer Communications have talked to the City about their interest in serving Waverly, and Waverly Light and Power is a player as well. Jere Vyberberg voiced his support for this initiative and representatives from the providers mentioned above will be invited to a future meeting to move this discussion forward.

Brent talked about the Waverly Area Development Fund, which is a revolving loan fund offering gap financing for businesses locating or expanding in Bremer County and Shell Rock. Current terms are 3% for 10 years and Brent distributed recently developed marketing brochures promoting the fund.

6. Updates from Mayor and City Council Liaison

Mayor Bob Brunkhorst reported that he is working on plans for 3 meetings:

Feb. 1 – Iowa legislators in Waverly, to include an Economic Development Luncheon.

Feb. 5 – Bob, Brent, and Phil Jones to meet with Shell Rock City Council.

March – Commission work session with Waverly City Council.

C. Old Business:

None

D. New Business:

None

E. Next Meeting Date:

The next meeting is scheduled for February 12, 2013, at 7:00 a.m. at the Klub Haus at Eisenach Village.

F. Adjournment:

Motion By: Willis

Seconded By: Beenken

That the Economic Development Commission meeting be adjourned.

Yes: 7

No: 0

Absent: 2