

**ECONOMIC DEVELOPMENT COMMISSION MINUTES**  
**February 12, 2013**  
**7:00 a.m.**  
**The Klub Haus at Eisenach Village, Waverly**

A. Call to Order:

1. Members Present: Dave Reznicek, Chairperson  
Jere Vyverberg, Vice Chairperson  
Dan Beenken  
Patsy Reed  
Brad Roling  
Deb Schroeder  
Jim Willis
- Members Absent: Rose Meyer  
Deb Mummelthei
- Others Present: Brent Matthias, Economic Development Executive Director  
Connie Tolan, Economic Development Office Coordinator  
Phil Jones, Waverly City Administrator  
Dan McKenzie, Waverly City Council Liaison  
Bob Brunkhorst, Waverly Mayor  
Diane Johnson, General Manager, Waverly Light and Power  
Mike Cooley, Marketing Director, Eisenach Village  
Anelia Dimitrova, Waverly Newspapers

2. Approval of Agenda:
- Motion By: Vyverberg                                      Seconded By: Willis
- Move that the agenda be approved as printed.
- Yes: 7                      No: 0                      Absent: 2

3. Approval of Previous Minutes:
- Motion By: Schroeder                                      Seconded By: Vyverberg
- Move that the minutes of the January 8, 2013 Economic Development Commission Meeting be approved.
- Yes: 7                      No: 0                      Absent: 2

4. Communication Items

B. Regular Business:

1. Election of Officers

Dave Reznicek has respectfully declined the Chairperson nomination for the 2013 term in order to allow for new leadership. Reznicek will continue his participation on the Commission, just not the Chairperson role. The Commission therefore held a re-election of officers for the 2013 term.

Motion By: Willis

Seconded By: Roling

Move that Dan Beenken 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 Deb Schroeder be elected as Vice-Chairperson of the Economic Development Commission for the 2013 term.

Yes: 7

No: 0

Absent: 2

2. Confidentiality Agreement

Brent Matthias reviewed the importance of confidentiality and Statement of Confidentiality and Disclosure of Interest Forms were completed and turned in.

3. Business Park Discussion

The Economic Development office has put together an analysis of 6 potential properties for a future Waverly business park. That information will be shared at the March meeting for input from the Commission. Brent shared that there is only one area in Bremer County that is eligible for New Market Tax Credits and it is Census Tract 40 in NW Waverly. This will be a significant consideration in future business park planning.

4. Broadband Discussion

Diane Johnson led a discussion about broadband issues and opportunities in Waverly. Broadband is an economic incentive for businesses and perhaps residential growth as well. Brent is hearing at national conferences that broadband is even more important than transportation as companies make location decisions. Diane shared the FCC's "Gigabit City Challenge" which challenges communities to be among the first in their state to deploy gigabit

broadband, thus attracting industry and jobs to their communities. It was agreed that this topic is worthy of conversation and assessment to determine if it makes sense for the City of Waverly to launch a broadband effort, and Waverly Light and Power would be interested in helping with that effort. The Economic Development Commission will provide leadership in launching the discussion.

5. Business Updates from Commission Members

The meeting was hosted by Deb Schroeder at Eisenach Village, an independent living community at Bartels Lutheran Retirement Community. Mike Cooley, Sales Manager, gave an overview of Eisenach Village, which sits on 31 acres of land purchased from Wartburg. The original plan is for 92 homes consisting of duplexes and 4-plexes, although singles are a possibility. Currently 28 homes are constructed and 27 of those are sold. They anticipate adding 12 more people this fall. Four different floor plans are offered with sizes ranging from 1,137 - 1,861 sq. ft. and prices ranging from \$170,000 - \$266,000. Residents of Eisenach Village come in as part of the Bartels health care system and have priority access to Bartels health services. Maintenance of units is covered by a monthly fee, which allows members to enjoy maintenance-free living. The meeting was held in the newly-constructed Klub Haus, which Eisenach Village members can also utilize as a member benefit.

6. Business Updates from Economic Development Director

No updates shared due to time constraints

7. Updates from Mayor and City Council Liaison

No updates shared due to time constraints.

C. Old Business:

None

D. New Business:

None

E. Next Meeting Date:

The next meeting is scheduled for March 12, 2013, at 7:00 a.m. at Waverly City Hall.

F. Adjournment:

Motion By: Willis

Seconded By: Roling

That the Economic Development Commission meeting be adjourned.

Yes: 7

No: 0

Absent: 2