

B. Regular Business:

1. Business Park Update

Owners of property identified as potential business park sites are being contacted to assess interest and feasibility.

2. Building and Land Update

Brent Matthias gave an update on various properties in the Waverly Area. Kwik Trip, Inc. has purchased the 2.49 acre property at 1400-1402 4th Street SW in Waverly. They plan to build a Kwik Star convenience store, gas station and car wash at that location, and have stated that they have no plans to close the two existing Waverly stores.

3. Business Updates from Commission Members

Emily Neuendorf reported that the State is expected to announce by July 1st which projects are awarded funding through the Multi-Family (Rental) New Construction Program. Applications for two Waverly projects were submitted for consideration.

The Waverly Chamber is exploring the idea of establishing a Cultural and Entertainment District in Waverly. This program has the benefit of being a marketing tool and can also offer enhanced accessibility to Historic Tax Credits.

4. Business Updates from Economic Development Director

Brent and the Bremer County Supervisors toured the Ohler Pump facility in Janesville. Ohler Pump is expanding their Janesville facility and adding 7 new employees in response to securing a Department of Defense contract for manufacturing specialized pumps.

Brent visited Dick's Machine Shop in Tripoli and visited with owner Mike Sprague about a planned expansion to the facility. They currently have 13 employees and do powder coating for a number of businesses, many in the Waverly Area and Cedar Valley Region. The expansion will support a contract they have with Terex for powder coating large parts that the existing facility is not large enough to accommodate.

Discussion took place regarding incentives offered by other regional communities and how Waverly's incentive strategy compares.

Waverly Area Economic Development is co-sponsoring, along with Bremer County Extension and Bremer County Foundation, a seminar on Economic Transfer in Bremer County. The seminar will be on June 26th from 1:00-2:00 p.m. in the Waverly Civic Center. The seminar is free of charge and open to the public.

Brent informed the Commission that the Bremer County Supervisors are looking into establishing their own Economic Development office and staff. They are soliciting input from various sources to determine the viability of this plan. They have called a meeting to be held tonight with one elected official from each Bremer County community, and Bob Brunkhorst will be attending to represent Waverly. Mayor Brunkhorst asked the Commission for their input. The consensus of the Commission was that this would be a costly, inefficient and undesirable duplication of services. Concerns identified include Waverly Area Economic Development (WAED) losing their seat in the Cedar Valley Regional Partnership, losing access to leads from the State, the potential of creating a competitive rather than cooperative economic development climate between Waverly and Bremer County, issues with the two-mile agreement, loss of funding, and the cost to taxpayers of duplicating services. The Supervisors have not in the past expressed dissatisfaction with the services provided by the WAED office, and they have not communicated with the Economic Development Commission on this issue. The Supervisors receive a monthly, in person, update from Brent on the economic happenings in Bremer County. The Supervisors contribute \$10,000 annually to the Waverly Area Economic Development operations. Mayor Brunkhorst and Phil Jones shared that while the Supervisors have not expressed that WAED is not meeting expectations, they seem to be wondering if opportunities are being missed. The Commission suggested that dialog take place between the Supervisors and the Commission to clarify expectations and identify ways WAED can work with the Supervisors to assure that expectations are being met, before the County would take action to create this duplication of services. Suggestions for creating more engagement by the County included creating a seat on the Commission for one of the Supervisors, having greater representation on the Commission from other communities, and periodically holding commission meetings in other communities.

Brent shared that the Waterloo Courier ran a front page article on June 10th about Waverly's recovery from the 2008 flood. It was a very positive story featuring business owners impacted and highlighting flood mitigation efforts taken since 2008 and the benefits of those efforts realized during the recent flooding event in May.

5. Updates from Mayor and City Council Liaison

Phil Jones invited participation in a Waverly City Council work session meeting to discuss urban renewal, tax increment financing, capital planning, and urban revitalization. The meeting is scheduled for June 17th from 5:00-7:00 p.m. in the Waverly Civic Center and Phil would like participation from two members of the Economic Development Commission as well as two members from the Planning & Zoning Commission.

C. Old Business:

None

D. New Business:

None

E. Next Meeting Date:

The next meeting is scheduled for July 9, 2013, at 7:00 a.m. at Waverly City Hall.

F. Adjournment:

Motion By: Willis

Seconded By: Reznicek

That the Economic Development Commission meeting be adjourned.

Yes: 6

No: 0

Absent: 3