

Mantorville EDA Minutes November 14, 2007

AGENDA

Call to Order:

EDA members present: Gall, Olive, Bauman, Rapp, Huppler.
Absent: Leitzen, Neseth

Approval of Minutes:

Motion to approve 10/24/07 minutes (Olive/Bauman) passed vv

Financial Report (Olive and Bauman)- verbal report: EDA has a cash balance of \$27,538

Discussion on potential for getting a CD: There could be new costs, depending on what we do with the land, but even with a 90-day penalty for early withdrawal on a 6-month CD, would yield more interest than a regular bank account.

Motion to approve financial report (Huppler/Gall) passed vv

New Business

1. City Council presentation (Bauman)

There was discussion in council that Rochester's EDA doesn't own property. However, it is in the state statutes that an EDA can own and dispose of property. Nancy Bauman volunteered to deliver a presentation for city council to show the reasons, authorities, etc for an EDA and what the limitations of the EDA are. Sarah Leitzen will create a slide show from Nancy's text (text in separate attachment).

The presentation will include a financial report, as well.

The presentation is scheduled for November 26, 2007.

The suggestion is that Karl Huppler present to the City Council. Karl will be available.

Suggestions are to include a page of: "what has the EDA done?"
Karl will send to Nancy.

2. Meeting schedule

In December, recommendation is to meet only the 2nd Wednesday of the month, because the 4th Wednesday falls at a time when many will be unavailable.

Continued discussion was on whether a single monthly meeting would be sufficient. Some were in favor of a monthly meeting with full business scheduled and acted on. There is a real challenge with making quorum regardless of whether we have two or one meeting each month.

Could target one official meeting per month – possibly even on a variable date based on member availability. This would facilitate the formation of committees that could meet separately to report back at the full meeting.

Discussion on challenge to make quorum: The EDA's Bylaws say: Any commissioner who has been absent three consecutive meetings has resigned unless they have sufficient reason and have covered it with the chair/president.

Still have the option of a teleconference for making quorum.

We will schedule this for further discussion on November 28.

3. Other new business - none

Old Business

1. Potential Land Swap

Property involved is a total of 10 city lots on the north and south of 9th street between Chestnut and Jefferson. Proposal is to swap these 10 lots for the single lot that is on Main St and 4th St West.

Discussion centered on whether we need to see the proposed properties or can vote right away. It is clear that once the EDA would agree to the swap, the EDA would have no control over the use of the property in the historic district. However the EDA would still own the adjacent property to the west.

It would be a clear win for the EDA by providing a potential source of revenue, and a win for the City by giving them both a way to dispose of the property and to fund the EDA without a budget, while eventually improving the tax base for the City.

If the EDA retains the property in the historic district, the probability of the City agreeing to use the 10 lots as an EDA funding source is more limited.

Motion to agree to the proposal for a swap of the lot on Main and 4th and EDA budget requests for the 10 lots on 9th between Chestnut and Jefferson, contingent on the City agreeing to the same. (Huppler/Bauman)

Discussion: Request from one member to wait until they can see the property.
Motion to table: failed by vv

Vote on original motion: passed 4-1.

2. Quarterly volunteer meetings –

Meeting held on Wednesday, November 7 was not well attended. Notification was late and may have been incomplete. The arrangements for scheduling and managing this meeting need to be more organized. The EDA has “owned” the scheduling of these meetings in the past. Consensus is that these meetings should continue and the EDA is a good focal point to keep them organized, but we need to ensure that we keep it in our agenda listings and make sure that they are organized. One suggestion was for EDA to plan the February meeting and request volunteers for the rest of the meetings at that time.

3. Bids from RFP – postponed to next meeting

4. Other old business – teleconference discussion postponed to next meeting.

Adjournment – motion to adjourn (olive/bauman) passed vv

Agenda item for November 28: Decide on meeting schedule for 2008

Agenda items postponed from this meeting: Bids from RFP and Teleconferencing options

Separate attachment: Research on EDAs and Mantorville EDA presented by Bauman in the meeting.