

**APPROVED
MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JUNE 13, 2011
5:30 PM**

CALL TO ORDER:

Ted Phillips President called the Regular Meeting of the Wyoming Economic Development Authority to order for June 13, 2011 to order at 5:30 P.M.

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Economic Development Authority were present: EDA Members, Ted Phillips, Mike Soule, Nate Wilner, Jerry Owens, Eric Peterson, Charles Jerrick, and Linda Nanko Yeager

Absent: None

Also Present: City Administrator Craig Mattson and City Staff Member Robb Linwood

DETERMINATION OF A QUORUM:

The EDA Chairman determined a Quorum was present.

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

"An opportunity for members of the public to address the Economic Development Authority on items not on the current Agenda. Items requiring action maybe deferred to staff for research or future EDA Agendas if appropriate."

"NO COMMENTS RECEIVED"

APPROVAL OF MINUTES:

- 1 Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Economic Development Agency for May 9, 2011.**

A MOTION WAS MADE BY EDA MEMBER OWENS, SECONDED BY EDA MEMBER NANKO YEAGER, TO APPROVE THE "REGULAR MEETING" MINUTES OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY FOR MAY 9, 2011 WITH THE RECOMMENDED CHANGES ON EDA WORK PLAN #3 CHANGE BORROW TO LEND AND #5 ADD ERIC PETERSON TO WORK PLAN.

Voting Aye: Owens, Peterson, Wilner, Jerrick, Soule and Nanko-Yeager

Voting Nay:

Abstain: none

ACKNOWLEDGE RECEIPT OF REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND DEPARTMENT HEADS:

NEW BUSINESS

NONE

2. Wyoming Fairview Lakes – Dan Anderson, CEO

Mr. Anderson thanks the EDA for the Business Award Certificate. Mr. Anderson then did pass out information in regards to Fairview Lakes. Fairview employ's around 1500 employees in the area. This year they are expanding their cancer center, they have about 10,000 cancer visits a year. The oncology department has been received very well and serving a very large area. In their last expansion that is just being completed they added infusion chairs. They will be coming in front of the City Council this year for a new orthopedic building on the campus. They will move all orthopedics into one building and out of the clinics in the current building. M.A. Mortenson companies will be the contractor on the building. Fairview added a dermatology practice this August, which was a gap for the hospital. They will have mohs surgery at the dermatology clinics. There is a possibility that Devida located in Forest lake will move onto their campus in the near future as well.

Fairview is currently doing about 4,000 admissions a year, 900 babies, 4300 surgeries, 14,000 urgent care visits. Challenges that Fairview are facing are health care costs, employers are paying more and more for health care services. They have seen elective services not being completed; patients are opting out because of families under economic stress. We also have the governor's budget with the state trying to balance health care's 30% portion. Health care reform will bring more patients into their facilities as well. Fairview does have some major expenses in 2011, they have gone to 100% electronic medical records, Fairview Lakes was the first, and they will be converting the rest of the locations over in the coming year. \$300 million dollars were spent across the Fairview system for the electronic records system. A new Children's hospital also opened on the University of Minnesota Campus in April of this year.

Mayor Peterson, we have that whole area that is around you that is zoned medical, are their business that we want to compliment you. Mr. Anderson said that they want health care associated or related campus. Perhaps a YMCA, a church, a hotel, or light medical manufacturing would also be very appropriate. Fairview has a 25-30 year development cycle and they are currently about 12 years into it. You may see Ebenezer adding an addition in the next few years as well. Devida would most likely build their building on the campus. Forecast in the Orthopedic center is to break ground on it this fall and it's about an 8 month construction project. The building would most likely open spring of 2012. Fairview has a planned expansion of the current medical office to the south and west areas of the campus. It will be footed with the ability to have two levels, but there are approvals to come from the FAA for their helicopter pad. The EDA thanked Mr. Anderson for attending their meeting.

3. Peterson Companies Tax Abatement

Peterson companies is asking that the City and County do not give them a tax increase on the portion of land that will have their new building on in the city of Wyoming for 10 years. The building is being built on land on both Wyoming and Chisago City. 70% in Wyoming and 30% in Chisago, but the building does not increase the taxability of the land in Chisago so it is not eligible in Chisago City. The amount that is eligible in the City of Wyoming is around \$6,000 and the county portion is \$7,000. Ben Montzka stated it is up to the City and the County to make a decision on the abatement. We have different things to consider when offering abatement. With both Polaris and Xccent we did Jobz extensions. When Polaris did Jobz we were looking at eliminating a pond system for a sewer and a putting it in wastewater plant for the joint Chisago lakes sewer system. This was in consideration of the Township merging with the City. It benefited both the city and Polaris. Xccent was to benefit them for business credits but it also opened up land without utilities and because of it that land is now ready for development. The poor economy has slowed that process but by extending 257th to help Xccent build it gave the city an opportunity. With General Safety we agreed to extend abatement on their expansion we gained more tax based and they got jobs.

Peterson is asking for Tax abatement they are not creating any new pt or full time jobs but in the case of the city its \$6,350 a year. The city would still have to maintain roads that they use. The county assessor did assess their building plans and what the taxes were judged to be at. The layout of the abatement is at our discretion. They way that tax abatement works is the city does not receive the money but we end up levying against our tax the amount of money the individual receives. If we were to determine that we gave them a \$6,000 dollar abatement, they don't pay it and give it back, the county will levy \$6,000 as well. EDA member Mr. Phillips does not believe that this is a benefit to the city. Council member Nanko Yeager said that Peterson companies are receiving insurance money and City Council has tried their best to accommodate them. Originally the joint powers agreement the city had was for 10 years. After 10 years the land would either be annexed into the City of Wyoming or the City of Chisago. If the intent is to annex the land and building into one city and not receive and revenue off the development and then it is annexed out of the city. We have entered into a joint powers agreement and we have tried to accommodate Peterson as well as we can.

A MOTION WAS MADE EDA MEMBER NANKO-YEAGER, SECONDED BY OWENS TO TABLE THE PETERSON COMPANY ITEM UNTIL THE JOINT POWER AGREEMENT IS SIGNED AND MORE INFORMATION IS AVAILABLE.

Voting Aye: Owens, Peterson, Jerrick, Soule, Phillips and Nanko-Yeager

Voting Nay:

Abstain: Wilner

4. Industrial Park Signage

A few different businesses have agreed to commit money towards signage:

Breitbach - \$3,000

Leroy - \$4,000

General Safety and Sunrise Fiberglass are ready to commit, but not a dollar amount at this time.

Extreme Paint – They are interested but they are not ready to commit a dollar amount at this time

Power Mad – They have moved down further away so they are not as interested as they once were.

One of things the EDA might want to look at is how do we handle it if a new business wants to get in on the signage. We should get some estimates on signage cost now. Once the sign is in place the idea would be that any new business would pay in enough that the other businesses that started the sign would receive a dividend on the signage. Perhaps have someone come in and build a sign privately and then the city stays out of it. Find out what sign costs would be if constructed and see if someone would construct and lease the sign to the businesses. One possible place to check would be Lamar. Possibly get leads from other cities and try to find a vendor that could handle it. Staff is asked to look into sign costs and who can build and lease.

5. EDA Work Plan –

Mike Soule did hear from Torgeson properties and they are looking more at going into the metropolitan area. EDA Member Soule said he did respond to the CEO and did remind him that the large surrounding businesses are here. It may be helpful to present some statistics to Torgeson on numbers for people wanting hotels. Most of the property that people are looking for right now is ready to move in properties. We do not have any at this time on a large scale. The EDA is suggesting that we use a property management company to do the legwork on putting the parties together for development. Use the lead's we have and forward then to the management companies. Nate Wilner did speak with Chris Eng in regards to the Bingham property to see if the Gaughan Company was still marketing it and Chris said they are. Jerry Owens will try to contact Ken Roesler to discuss the land in the northwest portion of the city. Charles Jerrick is going to be having lunch with Rodney Hestekin and Howard Sergeant in the future to discuss the tank farm.

UPDATES – Mr. Jerrick is working on a sign for WABA and wants to put all of the members on the signage. They are also trying to encourage local business members to participate in stagecoach days

A MOTION WAS MADE BY EDA MEMBER PHILLIPS SECONDED BY EDA MEMBER PETERSON, TO ADJOURN THE JUNE 13, 2011 "REGULAR MEETING" OF THE WYOMING, MINNESOTA ECONOMIC DEVELOPMENT AUTHORITY MEETING AT 7:00 P.M.

Voting Aye: Owens, Peterson, Jerrick, Phillips, Soule, Wilner and Nanko-Yeager

Voting Nay: None

Abstain: None