

WABASHA PORT AUTHORITY AND DEVELOPMENT AGENCY
City of Wabasha

Minutes of the November 10, 2014, meeting:

BOARD MEMBERS:	Vicki Moore	President
	Rolf Thompson	Vice President
	Atty. Mark Jarstad	Treasurer
	Marty Wilson	
	Mayor Rollin Hall	
	Charles Bricher	
	Vacancy	

STAFF:	Chad Springer	City Administrator
	Susan Schamaun	City Clerk
	Kristi Clarke	City Planner

The Regular Meeting of the Wabasha Port Authority and Development Agency was held on Monday, November 10, 2014, at City Hall and was called to order by Vicki Moore at 4:00 pm.

Roll call found all members present.

APPROVAL OF MINUTES:

Rolf Thompson and Marty Wilson moved to approve the October 14, 2014, regular minutes as presented. Adopted unanimously.

TREASURER'S REPORT:

City Administrator, Chad Springer, presented the financials with account balances and projections.

October financials were presented. **Charles Bricher and Mayor Hall moved to receive and file the October 2014 financial report. Adopted unanimously.**

4. PAYMENT OF BILLS:

The following bills were presented for payment:

- 1) City of Wabasha - \$1,000.00 Staff Support
- 2) First State Insurance - \$375.00 – Bond Insurance
- 3) Houck Transit Advertising - \$1,125.00 – New Resident Recruitment Program
- 4) Minnesota Public Radio - \$1,430.00 – New Resident Recruitment Program
- 5) Rochester Women - \$895.50 – Nov./Dec. Issue – New Resident Recruitment Program

Mayor Hall and Rolf Thompson moved to approve payment of bills as presented. Adopted unanimously.

SOLAR POWER – DAVID FISK/ BLAINE MARCOU/TIM GULDEN:

Mr. David Fisk announced that he along with Mr. Tim Gulden, Mr. Blaine Marcou and Mr. Kevin Fisk, are opening a new business, Aquilla Solar, in Wabasha for Solar Energy. He gave a brief introduction on how they as a group formed Aquilla Solar. They spent a lot of time learning about solar technology and exploring the economics and financing of expanding solar in this area. He

stated they now have their initial action program together and have two action plans they want to follow:

- 1) The promotion, sales and installation of solar arrays in their target market. (This activity has already begun).
- 2) The fabrication, preferably in Wabasha, of Made In Minnesota Solar Panels in partnership with one of Korea's largest solar panel manufacturing firms.

Mr. Gulden gave an overview of what Minnesota has for solar energy. He stated there is a new solar law passed in 2013 that is driving this and the economy. He stated the State of Minnesota wants 1.5% of all the electricity that is generated by the electric generating companies in Minnesota to be generated by solar electricity. He stated the law goes into effect in 2020. The State of Minnesota wants people to put in solar and they are putting out incentives to get people to purchase solar systems. He stated in 2014 more solar is being installed than natural gas or electric generating plants. The national average wage for installing solar systems is \$70,000/year which is more than the standard average wage in Minnesota. Jobs in the solar industry have doubled in the last year in the State of Minnesota. He explained the different types of installation.

Mr. Blaine Marcou stated they met with the St. Paul Port Authority and they shared information on their energy financing programs, which includes the Trillion BTU, the PACE of Minnesota and the Energy Savings Partnership. He outlined some financing options, grants and rebates.

Vicki thanked Mr. Fisk, Mr. Marcou and Mr. Gulden for coming to the meeting and letting the Port Authority hear about the business so there is a basic understanding of the concept and stated they are welcome back anytime. She stated it would be nice to get an update on what happens locally.

Mr. Gulden stated when the business gets initiated; they want to assemble the panels here for 2015 installations.

RIVERFRONT TASKFORCE UPDATE:

Vicki reported the Riverfront Taskforce has been meeting for several months to begin the process of exploring the possibilities for the vacant land adjacent to the National Eagle Center. The Taskforce Committee developed goals for that land. She stated in that process they have considered various options including hiring a consultant. She stated the Riverfront Taskforce is recommending hiring Landform, a consulting firm. The cost to hire Landform is \$19,200. She stated the committee has done a lot of work under Kristi Clarke's direction to help refine that proposal and make sure it really is going to do what we want it to do which is to bring in this expertise to work with City staff to analyze that site including its assets and its liabilities, to document that analysis in a form that is useful for the City Council and to potential developers. She stated Landform would help to evaluate options and help to identify potential developers, including local developers, and facilitate a work session with developers to get their input and concerns so we have a developers point of view. They would craft a final report documenting the process and the final concepts to provide City Council with a comprehensive analysis on which to base their decisions regarding the riverfront land.

Kristi Clarke introduced herself to the Port Authority members. She gave an analysis of her work in reviewing the report from LHB back in 2006 and also the complications with that site due to its size and location. She stated LHB never really gave a definitive use for that land. She stated she feels there still is a need to have a plan done. She stated when she looked at Landform's first proposal she was concerned because it would lead to a single master plan option and she felt there should be

various options and didn't think Wabasha should be limited to one plan. She stated the City needs to work with developers to get a viable project back. She stated she is completely supportive of the new proposal and feels it will produce solid information that outlines what the City can do with the site and also what the National Eagle Center needs to do to expand.

Some Port Authority members felt that since the City Council makes all final decisions on City land parcels, the City Council should be responsible for Landform fees. Discussion followed.

Mayor Hall asked Port Authority to consider taking a recommendation to the City Council to endorse \$20,000 to hire Landform to determine possible uses for the vacant riverfront property.

It was determined to hold a work session with the City Council. Chad Springer and Mayor Hall will work on setting that date.

K&C FISHERIES UPDATE:

Marty Wilson stated he talked to Cate Bell and she informed him they are processing three days a week. They are still working on their export problems.

RESIDENT RECRUITMENT PROGRAM:

Vicki gave an update on the Resident Recruitment Program. She stated the tracking system on the City's website is continually showing 50 people per week are going to new material that was put on the City website. She stated she spoke with the Chamber and they reported they are getting some calls and they are sending out booklets.

MEMBER RECRUITMENT:

Vicky reported she and Mayor Hall and Attorney Jarstad met to look at new members for the Port Authority and she stated Ms. Amy Gaedtke has agreed to serve starting next year. One more member needs to be recruited as well as another Councilmember.

Chad Springer gave the following updates:

- 1) Mr. Mike Lidgerding, Loon Lake Decoy Company, has pulled his request for a gap loan.
- 2) Mr. Russ Meyer has requested paying the Business Park assessments over 5 years at 0% interest which is going to Council for consideration.

Attorney Mark Jarstad and Mayor Hall moved to adjourn at 5:42 pm. Adopted unanimously.

Respectfully submitted:

Susan Schamaun, City Clerk