

**GROVE ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING  
MONDAY, APRIL 18, 2016  
4:00 PM**

The Grove Economic Development Authority met in regular session on Tuesday, April 18, 2016 at 4:00 PM with Chairman Ron Lay presiding. Member present were Ivan Devitt, Keith Martin (arrived @ 4:04 PM), David Adzigian and Mike Lewandowski. Also present was General Manager, Bill Keefer; Assistant General Manager, Debbie Bottoroff; City Treasurer, Lisa Allred and City Clerk, Bonnie Buzzard.

Lewandowski made the motion to approve the minutes from the previous meeting. Seconded by Devitt. AYE: Devitt, Adzigian, Lewandowski and Lay. NAY: None. Motion carried.

Adzigian made the motion to approve the purchase order register. Seconded by Devitt. AYE: Devitt, Adzigian, Lewandowski and Lay. NAY: None. Motion carried.

Lay opened the floor for discussion with respect to a request from a manufacturer to acquire GEDA property located at the Industrial Park. Keefer reported that the Staff has been informed that there is an interest in the acquisition of a lot owned by GEDA that is located in east side industrial park. Keefer presented a layout plan of the industrial area that indicated various tract of interest from the proposed buyer. Keefer pointed out that the 3.9 acres of land just north of Society Awards property is the tract of interest for Phase I of the project, and that the 3.3 acres of land adjacent northeast of that property would be proposed for Phase II. Keefer added that the sewer line to this area has been completed and GMSA crews will be constructing the water and gas line extension this spring. Keefer noted that once this project development is secured, the Staff will also need to complete the road that runs east to west through the area identified on the map. Lay then expressed his acknowledgement on the project by saying that the proposed project is a new aerospace business that would bring to Grove a sizeable statement of work on the fasted growing aerospace platform in production to work along with the already existing aerospace supply chain. Lay added that the project is anticipating starting construction this year. The Board discussed with the Staff a proposed Letter of Intent to the project contractor and detailed on the contingency requirements of its contents. The Board entertained questions from Ms. Judith Read. Devitt made the motion to authorize the General Manager to proceed with the draft 'Letter of Intent' to the project contractor indicating the following conditions:

- That the City / GEDA would be open to deeding the 3.9 acres of land to the purchaser,
- City /GEDA would construct all road improvements necessary to the proposed improvement site, and
- Complete the gas, water and sewer utilities to the proposed site

In turn, the purchaser is to:

- Be responsible for the construction of the structure in its entirety, and
- Formally commit to the creation of up to a minimum of 80 job positions within a 3-5 year term

Keefer added that if for some unknown reason the purchaser defaults on the terms of the contract then they would be obligated to the conditions of the “Non-Performance Clause” as stated in the contract agreement. Seconded by Adzigian. AYE: Devitt, Martin, Adzigian, Lewandowski and Lay. NAY: None. Motion carried.

Lay opened the floor for discussion with respect to Civic Center policies and fees as they pertain to reservations for the facility. Bottoroff reported that the Staff is getting more request from groups and organizations to hold the facility for alternate dates of their event. Bottoroff added that if an event is scheduled for outside, the group requests holding the facility open for possible inclement weather. With the “Rain Day” requests becoming more popular, the facility is not always available to lease to other groups, resulting in unavailability of the facility and loss in lease dollars collected. Bottoroff then added that due to the high demand of the facility is certain occasions, the cost of providing even the simplest supplies continues to increase. In addition to rising costs, not all groups use the supplies efficiently, and not all unused supplies get returned. Therefore, the Staff is recommended amending the policy to require groups and organizations requesting a “Rain Day” to pay a non-refundable deposit. If they use the facility as their alternate site, the deposit will go towards the lease cost, if they do not use the facility, the City retains the deposit. Bottoroff also asked the Board to consider amending the policy to reflect the amount and types of supplies provided by the city. Devitt made the motion to direct the Staff to present the proposed amendments to the Civic Center policies and fees via Resolution to the Board at their next scheduled meeting. Seconded by Martin. AYE: Devitt, Martin, Adzigian, Lewandowski and Lay. NAY: None. Motion carried.

Lay opened the floor for discussion with respect to acquisition and development of property for Industrial Use. Keefer updated the Board on the following:

- Meeting with property owner pertaining to the 30 acres along the west side of the airport, and the property owner reduced price of \$13,500 per/acre.
- The Staff is still pursuing the 12 acres buyout on the adjacent land to the Airport from the Federal Aviation Administration, but the realization is that it’s probable not going to happen.

**GENERAL MANAGERS REPORT:**

Bottoroff reported that the “Downtown Parking” signs have all been installed, and that the cards that outlines the parking lot designation(s) have been picked up and placed throughout various businesses for public awareness.

At 4:49 PM Devitt made the motion to adjourn. Seconded by Lewandowski. AYE: Devitt, Martin, Adzigian, Lewandowski and Lay. NAY: None. Motion carried.