

City of St. Charles
Economic Development Authority
Regular Meeting
Minutes
February 10th, 2012

1. Meeting was called to order at 8:07am at City Hall by Greg Gall. Present were: Gall, Greg Backes, Bill Spitzer, Dan Pearson, Wayne Getz, Mark Linderbaum, Bill DeBruyckere, City Administrator Nick Koverman, and EDA Coordinator Cris Gastner
2. **Minutes:** Minutes from the December 8th meeting were reviewed. Motion made by Spitzer and seconded by Getz to approve. All Ayes, Motion Carried.
3. **Financials:** The financial reports were reviewed. A motion was made by Pearson and seconded by DeBruyckere to approve the financials. All Ayes, Motion Carried.
4. **Business Items:**
 - a. Marketing I-90
Koverman and Gastner reported to the Board on different contacts they have made regarding marketing of the I-90 business park. Koverman has spoken with several commercial real estate brokers, but feels our project is not the size they need to meet their demand for return. Gastner presented information about the Shovel Ready program through DEED as a potential option, he will look more into this program and present findings at next meeting.
 - b. Development Incentives
Gastner and Koverman are in the process of drafting some development incentive guidelines for lots in the new business park. They asked the board for input on things they would like to see included. Job creation, tax base generation, and utility usage will be major determining factors for incentives.
 - c. Conference Review
Koverman presented information from a recent conference that he had attended. Several of the speakers at the conference dealt with business development trends.
 - d. C-3 Zoning Guidelines
Koverman informed the Board that the Planning Commission was reviewing drafted zoning guidelines for the new C-3 Commercial Zoning District. The guidelines were drafted with assistance from Yaggy Colby.
 - e. Wellness Center
Mark Linderbaum gave an update to the Board about the progress of the community wellness center. The group is in the final fundraising stages for moving forward with the feasibility study. They have formed the non-profit organization called Whitewater Wellness Center as a legal entity, and hope to move forward with the feasibility study this spring or summer.
5. Motion to Adjourn was made by Backes, seconded by Getz. Motion carried.