

KANDIYOHI COUNTY AND CITY OF WILLMAR ECONOMIC DEVELOPMENT COMMISSION (EDC)
JOINT POWERS BOARD OF COMMISSIONERS MEETING
MINUTES
September 16, 2019
EDC Office, Willmar, MN

Present: Fernando Alvarado, Marv Calvin (as substitute for Julie Asmus), Roger Imdieke, Harlan Madsen, Roland (Rollie) Nissen and Kathy Schwantes

Excused: Julie Asmus

Staff: Aaron Backman, Executive Director

Guests: David Ramstad, Ph.D., Director, Willmar Planning and Development Services and Sarah Swedburg, Willmar City Planner

Secretarial: Nancy Birkeland, Legal & Administrative Assistants, Inc. (LAA)

Chairperson Kathy Schwantes called the meeting to order at approximately 12:00 p.m. and declared a quorum was present. Chair Schwantes announced today's special meeting is to readdress the Golden Shovel Opportunity Zone Marketing Proposal. Aaron Backman provided information on the Opportunity Zone program.

[Rollie Nissen joined the meeting.]

Backman read the motion approved by the Joint Operations Board at its August 8, 2019 meeting, which recommended the Joint Powers Board approve Golden Shovel's marketing proposal at a cost of \$18,500, subject to Willmar Main Street contributing \$5,000. David Ramstad and Sarah Swedburg noted Willmar Main Street did approve the \$5,000 contribution.

Backman provided information on Golden Shovel and projects it has worked with in marketing other Opportunity Zones. Board members spoke in favor of and against the proposal. Backman believes there are potential projects that could provide jobs and stated the marketing will not only focus on housing, but will be a balanced approach and will not just be for low income. Chair Schwantes stated from its proposal Golden Shovel will create a prospectus, do social media marketing, create a separate website page and provide analytics. Backman stated the marketing prospectus would market the entire county and would be provided to site selectors and investors.

Imdieke voiced his concerns with the proposal, the Opportunity Zone program in general and would not be in favor of tax abatements or tax increment financing (TIF) for any project in the Opportunity Zone. Backman stated the Opportunity Zone area would be eligible for TIF and tax abatements. Funds through the Kandiyohi County Housing and Redevelopment Authority would also be available.

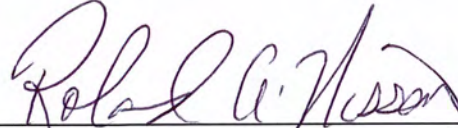
IT WAS MOVED BY Harlan Madsen, SECONDED BY Fernando Alvarado, to approve entering into a contract with Golden Shovel for Opportunity Zone marketing at a total cost of

\$18,500 with \$5,000 coming from Willmar Main Street and \$13,500 to be paid by the Kandiyohi County and City of Willmar Economic Development Commission from unreserved funds. Voting in favor by roll call were Alvarado, Calvin, Madsen, Nissen and Schwantes; voting against was Imdieke.

Nissen stressed the need to focus on business and job creation.

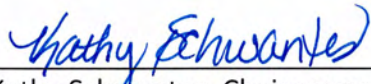
IT WAS MOVED, SECONDED AND CARRIED to adjourn the meeting.

ADJOURNMENT—There being no further business, the meeting was adjourned at approximately 12:48 p.m.



Roland Nissen, Secretary

APPROVED: 10/24/2019:



Kathy Schwantes, Chairperson