

**COMMUNITY DEVELOPMENT COMMITTEE  
CITY OF WILLMAR, MINNESOTA  
THURSDAY, APRIL 25, 2013**

**MINUTES**

The Community Development Committee of the Willmar City Council met on Thursday, April 25, 2013, in Conference Room No.1 at the City Office Building. Chair Fagerlie called the meeting to order at 4:45pm.

**Present:**

Rick Fagerlie	Chair
Dennis Anderson	Council Member
Tim Johnson	Council Member
Jim Dokken	Council Member
Bruce Peterson	Director of Planning and Development Services
Charlene Stevens	City Administrator

**Others present:** Frank Yanish – Mayor, Audrey Nelsen – Council Member, Steve Renquist – EDC Director, and Gary Gillman

**1. PUBLIC COMMENTS (FOR INFORMATION ONLY)**

There were no public comments.

**2. BUSINESS SUBSIDY POLICY (MOTION)**

Staff presented the City of Willmar business subsidy policy that was adopted in 2004 and amended in 2007. The policy is a statutory requirement for any community that grants business subsidies. The policy was used to guide recommendations for the recent Torgerson Project, as a tax abatement is a form of business subsidy. It was noted that the policy currently sets a wage floor of \$11.00 for jobs created by businesses receiving business subsidies. Staff was recommending that the wage floor be adjusted to \$12.00 per hour based on the most recent median City and County hourly wage statistics.

Following discussion, a motion was made by Council member Dokken, seconded by Council member Johnson and passed for the following:

**RECOMMENDATION:** To adjust the wage floor in the business subsidy policy to \$12.00 per hour.

Policy discussion continued with a brief review of the tax increment financing policies. The review criteria in the TIF policies were used in crafting a recommendation for the Torgerson project. With regard to a possible tax abatement policy, staff recommended that any policy be flexible and follow state statutes. It was also recommended that the review criteria in the tax abatement policy be consistent with the TIF policy. Council member Anderson agreed that the City needed to have flexibility because of the wide range of projects the City could face. He said that it was necessary for the City to have as much discretion as possible. Council member Johnson said that it was a good idea to have an individual policy for tax abatement, and he too liked the idea of flexibility. Council member Dokken said he agreed with the previous comments, but asked that all decisions and

recommendations be documented. Staff stated that written agreements, including subsidy goals and claw back provisions, are part of the current process. Staff will craft a tax abatement policy and return to Committee for review and comment.

**3. MISCELLANY (FOR INFORMATION ONLY)**

The Committee discussed the issue of security at the auditorium relative to graffiti, thefts, and unauthorized entrance. Staff told the Committee that the 2013 capital improvement budget included \$25,000 for doors. The door projects are being bid and it is hoped that there is money left over for security cameras and a card reader system.

Conditions at Regency East were also discussed. Staff said that with the snow gone, it would be easier to tour the parks and write up violations.

It was requested that parking issues in the area of 11<sup>th</sup> Street Southeast and Willmar Avenue be referred to the Public Works/Safety Committee.

4. There being no further business to come before the Committee, the meeting adjourned at 5:25pm.

Respectfully Submitted,

Bruce Peterson, AICP  
Director of Planning and Development Services