

**ECONOMIC DEVELOPMENT**  
**JULY 1, 2009**

In attendance were Chairman John Kevern; Committee members Mike Olmstead and Joe Lawless; John Alexander, City Administrator and Rick Thielen, Planning, Zoning and Economic Development Administrator.

Chairman John Kevern called the meeting to order at 9:04 a.m.

**1. AMENDED COMMUNITY REINVESTMENT AREA (CRA) AGREEMENT**

A CRA (Community Reinvestment Area) agreement for RIMA LLC was first approved on September 18, 2007 since that time Amir Khan, Owner of RIMA LLC and said property, 800 Commerce Drive, has not been able to rent the facility out and therefore, has not been able to complete upgrades to the facility or create the required number of jobs as agreed upon with the original CRA agreement. He is here today asking for an amendment to the original agreement which would include a 75% tax abatement request for 10 years and a Real Investment of \$942,200.00 this number is compared to a Real Investment of \$163,000.00 for 2007. Mr. Kevern asked what would happen if Mr. Khan was able to rent out the facility at the present time and Mr. Thielen responded that the tax abatement would not begin until 2010 and that this is a one time amendment. Mr. Khan would be encouraged not to return for another amendment.

Mr. Lawless felt that the whole purpose for tax abatement is to encourage economic development in a community and that real estate taxes should be abated after a certain amount of employment has been reached. He feels that the present policy for CRA agreements should be looked at and possibly changed.

Mr. Thielen responded that the condition for tax abatement is employment and that this is reviewed by his office on an annual basis. There have been instances when certain criteria were not met and the abatement was rescinded. Mr. Thielen also stated that there are two points to this issue. The first is that City taxes are not abated and second, if the company in question is not meeting job creation and investment criteria the abatement can be brought to City Council and rescinded.

The Committee voted 3-0 to approve the CRA Amendment for 800 Commerce Drive, to City Council at the July 7, 2009 meeting.

**2. OTHER BUSINESS**

Mr. Thielen reported on annexation costs and checking with Wood County to see if it would be possible to accept original surveys on land being annexed, trying to save the cost of performing a new survey. The County did respond, verbally, that

this would not be a problem. The City would accept the original survey and have a surveyor review the document to make sure everything is correct. Mr. Lawless recommended putting a time constraint on surveys that would be accepted by the City. For example, letting individual property owners wanting to be annexed that only surveys completed within the past five years would be acceptable.

There being no further business, Chairman Kevern adjourned the meeting at 9:25 a.m.

The next Economic Development meeting will be August 5, 2009 at 9:00 a.m.