

**COMMUNITY DEVELOPMENT COMMITTEE  
CITY OF WILLMAR, MINNESOTA  
THURSDAY, OCTOBER 17, 2013**

**MINUTES**

The Community Development Committee of the Willmar City Council met on Thursday, October 17, 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
Jim Dokken	Council Member
Bruce DeBlieck	Council Member
Bruce Peterson	Director of Planning and Development Services

**Others present:** Steve Renquist, EDC Director

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

There were no public comments.

**2. LAND PRICING WRITE-DOWN POLICY (MOTION)**

Staff presented a proposed policy to write down the cost of land in the Industrial Park (see attachment). The policy is necessary to stay competitive with other communities in offering our Industrial Park properties for sale. Steve Renquist, Economic Development Commission Director, emphasized the need for competitive sales of property and to further the ability of staff to market the properties. Staff noted that the real value of the land lies in its ability to grow jobs and tax base.

The Committee discussed the value of the Industrial Park to the region. Staff agreed that the Industrial Park development was a regional project in that the infrastructure for the Industrial Park was being paid for by Local Option Sale Tax funding. Those funds were collected, in part, from shoppers and visitors from beyond the City. It was noted that the proposed policy should be changed so that the reference in No. 5 was for State Statutes Chapter 469 and 116 J, not Chapter 169.

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

**RECOMMENDATION:** To adopt the policy with the change to the statute language.

3. **RULE TIRE BUILDING (MOTION)**

Staff presented an update on the status on the Rule family's attempt to gift the former Rule Tire Shop property to the City. The family has expressed urgency in completing a transaction, or else they are going to let the property go tax forfeiture. Recently, another non-profit entity has come forward that would like to acquire the property and use it for a parking lot. The parking lot would keep the property on the tax rolls. Staff was recommending that the City continue to work as a liaison between the parties and to try to complete the gift of the property to the other non-profit organization. Failing that, it was staff's recommendation that the City accept the property as a gift.

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

**RECOMMENDATION:** That the City accept the Rule property as a gift, unless they are able to complete the transaction with the other non-profit entity. Also, that the matter be referred to Finance to determine a source of demolition funding estimated at \$60,000. One condition to City acceptance would be that all real state taxes and penalties be paid and there be no encumbrances on the property.

4. There being no further business to come before the Committee, the meeting adjourned at 5:40 p.m.

Respectfully Submitted,

Bruce Peterson, AICP  
Director of Planning and Development Services