

CITY OF MAYER
ECONOMIC DEVELOPMENT AUTHORITY MEETING
Minutes
July 23, 2013

Members Present: Tim Duckworth, Tice Stieve-McPadden, Thomas Stifter, Scott Wakefield and Erick Boder.

Members Absent: None

Staff Present: Luayn Murphy, City Administrator

Others Present: Stan Heldt

The meeting was called to order by Chair Duckworth at 6:30 PM.

Approval of Agenda

On a motion by Commissioner Wakefield and seconded by Commissioner Stieve-McPadden to approve the agenda with one addition Small Cities Grant. Motion carried 5/0.

Approval of the Minutes

On a motion by Commissioner Stieve-McPadden and seconded by Commissioner Wakefield to approve the minutes of the June 18, 2013 meeting. Motion carried 5/0.

Presentation of Certificate

Chairperson Duckworth presented certificate to Mayer Laundry and Car Wash owner, Stan Heldt.

Banner Response

Staff reported that the City had received 10 responses to the banner program. Discussion about sending a second letter to the businesses and include the businesses on the fireman's calendar. On a motion by Commissioner Wakefield and seconded by Commissioner Boder to send letters to the businesses offering them another chance at the banner's, to include the businesses on the fireman's calendar and to recommend the banner program to the City Council. Motion carried 5/0.

Creamery Engineering Reports

EDA had engaged the services of Clark Engineering to complete a study of the Creamery. Staff presented the report. The engineer observed that the main building is reinforced concrete/masonry construction for the first and second floors with a wood roof system. The columns and beams for the second floor are cast-in-place concrete with clay tile pan and joist floors. It appears there are also areas of reinforced, flat slabs for the second floor. A thin layer of plaster was applied over the concrete that has peeled off at various areas. The roof construction is timber posts with wood beams and joists. It appears the roof structure slopes for drainage. The roof deck appeared to be tongue and groove boards. The façade is face brick with capstones for the parapet walls. The back-up for the face brick is structural tile. Additions were made to the building along the south and west sides that consist of metal roofing and siding and wood framing. A small clay tile building was added at the northwest corner. Photographs 1 through 10 illustrate the building construction.

In general the original building appeared to be in fair condition for its age with no indications of foundation settlement or structural concerns with the supported concrete floors. The roof however, may have been damaged from water leakage in the past and the structure itself may require upgrades to meet current codes. A complete structural analysis of the roof was not included in our work scope. The following is a summary of items noted during our condition study:

1. Open head joints on the capstones that allow water to penetrate the parapet walls.
2. Moderately to severely corroded steel lintel angles mainly along the north and east elevations.
3. Mortar erosion and deterioration at various locations.
4. Brick cracking and face shell damage.
5. Un-framed openings and along the north elevation.
6. Severely deteriorated concrete stoop slab at the main building entrance.
7. Poor grading around the building.
8. Sloped floors at various locations along the first floor

After review of the report the commission instructed staff to be sure that "No Trespassing Signs" are in place on the building. Staff to do more research on contract for deed and also to find out the cost of demolition of the building. Also, demolition bids for the metal additions to the building.

Small Cities Development Grant

Staff had been contacted by Carver County Community Development to find out if the City was interested in participating in a Small Cities Grant. Discussion about including a business component to the grant application. Staff will meet with Carver County CDA staff to discuss the program. On a motion by Commissioner Wakefield and seconded by Commission Stieve-McPadden to recommend to the City Council to participate in a Small Cities Grant with Carver County. Motion carried 5/0.

Other Business

Discussion about purchasing better advertising for the car show. Commissioner Stifter will solicit quotes for signs. Staff reported that the electronic sign can now be programmed from City Hall.

Next meeting

The next meeting of the EDA will be on Tuesday, August 20, 2013 at 6:30 PM.

Adjournment

On a motion by Commissioner Stifter and seconded by Commissioner Wakefield to adjourn the meeting at 7:20 PM. Motion carried 5/0.