

MINUTES
KIOWA COUNTY ECONOMIC DEVELOPMENT FOUNDATION
SPECIAL MEETING OF OCTOBER 4, 2011

PRESENT: Mike Lening, Cardon Berry, John Courkamp, Donald Oswald, Tom Davis, Jan Richards, Dennis Pearson and one guest. Absent were Bill Koehler, Dick Scott and Jerry Weber.

The meeting was called to order at 6:30 PM with the above parties present. The Board listened to a proposal from the guest regarding the possible purchase of twenty (20) acres of ground belonging to KCEDF on which a 60X100 foot building would be constructed and materials used by the guest in his business would be stored.

General discussion was held regarding the operation of the business, access to utilities, and the possible ramifications from the public since the twenty (20) acres of land desired is near the Eads Cemetery. The Board thanked the guest for his proposal and stated they would take it under consideration. The guest left the meeting at 7:20 PM.

Jan then informed the Board of a second request she had received to purchase five (5) acres of land near the USDA building. The Board then discussed possible pricing for that particular land, with some feeling that the price for the USDA lot should dictate what the rest of the property on either side should go for. The Board wishes to meet with this prospective buyer, but Richards informed them that he is reluctant to do so at this time.

I WAS CALLED OUT ON AN EMERGENCY AT THIS POINT OF THE MEETING AND JAN RICHARDS TOOK OVER TAKING THE MINUTES.

Pricing discussions continued on the original 20 acre request. It was decided by the board that they wished to retain the 300' set-back of Highway 96 frontage and offer the 20 acres south of that at \$2000 per acre. If the prospective buyer wished to purchase the entire 45 remaining acres in that area instead of just 20, the price would be the same, as it all still had frontage access to the cemetery road. KCEDF costs regarding sale of property were addressed such as surveying, closing costs, bonus for Richards for selling commercial property, etc.

The guest was called and asked to return for discussion regarding the offer. While waiting, Chairman Berry informed the board that he had talked to McDonald Land Services that day and had received yet another offer for mineral rights leasing of the KCEDF 700+ acres that will be brought up at our next meeting on October 18. Annexation of the commercial property once offered to the Town of Eads was also brought up and Berry is to take the idea before the Town Board again since there is renewed interest in some of the property.

The guest returned at 8:30 p.m. and the \$2000/acre offer was made. He discussed the possibility of making payments if all 45 acres were purchased and a lump sum if just doing 20 acres. After more discussion, he stated he would be taking the offer back to others he was working with and left the meeting at 8:50 p.m.

The board went on to discussion regarding the decrease in yearly funds the county put toward KCEDF. It was decided that Berry, Lening and Courkamp would attend the county budget meeting to plead our case, and that Weber would be notified to see if he could also attend.

The guest then called back asking whether utilities could be brought to the property lines and paid for by KCEDF as part of the negotiations. Richards is to check into utility costs and get back to the board.

At 9:14 p.m., Oswald moved and Courkamp seconded to adjourn the meeting.