

**MINUTES OF**  
**COMPLEX DEVELOPMENT COMMITTEE**

August 17, 2010

The Harvey County Complex Development Committee met on August 17, 2010, at 7:00 p.m. in the Community Room at the Harvey County Courthouse.

Members present: Chip Westfall, Chairman, Sandy Fraser, Dwayne Roux, Rydell Penner, Pat Wendling, Rich Denno and Bill Hake. Gary Lanier and Michael Weber were absent. Ex-officio members present were: John Waltner, County Administrator, Ann Religa, Extension Council and Jonie James, Extension Council. There were also several community people present.

Chairman Westfall opened the meeting. The minutes from the July 19, 2010 meeting were approved as presented.

Chip shared a brief update on the fund drive. It would be good to have a kick-off event to start the fund drive. The drive would last somewhere between 90 days and a year. When we know approximately how much money has been committed, we would then need to decide whether we phase in the project or build it all at once. The sale of the commercial property would also affect this decision.

Some committee members helped man a display booth at the county fair. Will Tate made flyers to hand out to interested parties. There were a lot of positive responses. Chip has also received several phone calls since the fair. Chip thanked Will for putting together the display. There will probably be a display set up at the courthouse. A page for the fairground relocation project has been added to the county website. Will would also like to set up a facebook account.

John Waltner updated the committee on the USDA funding. The application has not yet been approved, but we should know soon. The USDA has recently told us about available federal funding that would not need to adhere to Davis-Bacon wage rates, as the current funding would. That could lower our construction costs by around 7%. If our current application is accepted, it is unknown how much time we would have before we would need to go out to bid.

John also spoke about the WSU Study/Market Analysis. The conservative estimate of revenue on all three buildings was \$199,000/year and the estimate for operating expenses was \$358,000/year. We either need to generate more revenue or figure out a way to trim costs. The committee would like to see a breakdown for each building.

The final design plans from Priefert were available for the committee to look at.

The next meeting is scheduled for September 21, 2010 at 7:00 p.m. in the Community Room of the Harvey County Courthouse.