

WATERVILLE ECONOMIC DEVELOPMENT AUTHORITY

Regular Meeting

January 30, 2018, 5:00 p.m.

There was a regular meeting of the Waterville Economic Development Authority held at 220 Paquin Street (Former Senior Center) at 5:00 p.m. on January 30, 2018.

Present: Jennifer Grobe, Richard Davis, Sue Cutts and Chairperson Alan Schmidtke

Absent: Sue Myers

Also Present: Teresa Hill, Administrator/Clerk

Also Absent: None

1. Call to Order. Chairperson Alan Schmidtke called the meeting to order noting that all EDA members were present except Sue Myers. Also present Teresa Hill, Administrator/Clerk, Laura Elvebak of MVCOG and Chelsey Alger of Southwest MN Housing Partnership.

2. Minute Approval – December 18, 2017. Motion by Grobe, seconded by Cutts to approve the minutes of December 18, 2017. Unanimous vote. Motion carried.

3. Agenda Approval. Motion by Davis, seconded by Grobe to approve the agenda. Unanimous vote. Motion carried.

4. Old Business.

A. Housing Study Planning Session. Laura Elvebak said at the last meeting the Commissioners requested that they look at the recommendations on the Housing Study and decide which items would be more of a priority or less of a priority. Ms. Elvebak said that the priorities have to be owned by the City because you will be the supporter of those priorities. They can offer technical support. Items 1-6 are actual action items, those are things that could be done. They are a high priority and the City would have to decide what role they want to play in those priorities. Recommendation 7 would be determined upon what the City's role would be in the development of housing. Recommendations 8, 9, and 10 are not action items, and will just take place on going and is something the City should be aware of and keep watch over. Recommendations 11, 12 and 14 depends on what direction the City wants to go, they could be considered a priority and pursued. The two organizations could assist with recommendations 11, 12, and 14, as far as finding some grants, or if there is seed money or looking at funding sources. Recommendation 13 is something that they see often because substandard homes is an issue pretty much everywhere. It could be considered a priority but the way it can be most successful is with local support. Typically there hasn't been a lot of funding for that so it tends to be a City funded function. Ms. Elvebak said what will the City's role be? How are you going to proceed and how involved in this do you want to be? This would be the logical next step. Ms. Alger said recommendations 1-6 would be dependent on how much financial involvement the City and/or EDA would want to have in any of those. The housing rehab and preservation is a low hanging fruit if that is a need in the community. There are some funding sources out there that could be pursued and that would help address any rehab or substandard conditions that exist. Ms. Grobe

questioned recommendation No. 5 consider the creation of home ownership incentives using available resources, does that mean already established homes or is that getting families to try to purchase or help them step up into purchasing. Ms. Elvebak said it would depend on where your funding sources are coming from that would determine how you could set that program up. There are various home ownership programs on a state and federal level. If the City would want to do some type of specific program of funding you would have to stay within certain statutory guidelines because you are using public funds. Ms. Grobe said that the City doesn't really have any lots that they can put up for sale to develop homes on. Ms. Grobe said taxpayers would not want to foot the bill in setting up infrastructure on privately owned lots for developers. Ms. Grobe said getting infrastructure to a development she could see that. Discussion regarding the proposed Twin Lakes Development. Ms. Grobe asked if we could find funding for a rehabilitation program. Ms. Hill said we are still in the Small Cities Development Program. We can't reapply until the funds from that program is gone. Ms. Hill said that the City has been in this program for approximately 15 years. Ms. Hill discussed the Small Cities Development Program. Ms. Alger said that the City can reapply with the remaining funds, they would require you to put those funds into the application. Ms. Alger discussed the process of the application to receive funds for the program from DEED. Ms. Alger will check with DEED to see if Waterville would be able to reapply for the program. Ms. Alger said the City would have to set a target area for homeowner rehabilitation, rental units and commercial rehabilitation. A blighted commercial area would be 25% of the properties needs are beyond general maintenance. A comprehensive application would address owner, rental and commercial rehabilitation. The median household income would be based on Le Sueur County. Ms. Alger said if the City does do a comprehensive application it would not be until September of 2019 that the funds would be available if the application was awarded. This summer you would have to define the target area, have a community meeting in August or September, do the pre-applications in early fall. The deadline for the pre-application is the beginning of November, you would be notified the middle or end of December if you are invited to make a final application. The final application is due typically the later part of February. Discussion held on a possible utility extension on Herbert Street and Kanne Cartway. Discussion regarding the assessment of properties on the utility extensions. Ms. Hill said that the Council would need to take a look at the utility extension and authorize a feasibility report and go through the whole process as well as the assessment process. Discussion regarding which properties have watermain and sanitary sewer. Discussion on the possible assessments of the properties affected. Chairperson Schmidtke questioned if we should have the residents come to a meeting and see what their feedback is on the possible utility extension. Ms. Hill will invite residents to the next EDA meeting scheduled for February 22, 2018 at 5:00 p.m. This meeting will be to gather feedback from the public so that the EDA can provide a recommendation to the Council.

5. Adjourn. Motion by Schmidtke, seconded by Grobe to adjourn. Unanimous vote. Motion carried. Meeting adjourned 6:22 p.m.

Alan Schmidtke, Chairperson

Teresa Hill, Administrator/Clerk