

WATERVILLE ECONOMIC DEVELOPMENT AUTHORITY

Regular Meeting

December 18, 2017, 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 December 18, 2017.

Present: Jennifer Grobe, Sue Cutts, Sue Myers and Chairperson Alan Schmidtke

Absent: Richard Davis

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 Richard Davis. Also present Teresa Hill, Administrator/Clerk.
2. **Minute Approval – September 25, 2017 and November 27, 2017.** Motion by Myers, seconded by Schmidtke to approve the minutes of September 25, 2017 and November 27, 2017. Unanimous vote. Motion carried.
3. **Agenda Approval.** Motion by Grobe, seconded by Myers to approve the agenda. Unanimous vote. Motion carried.
4. **Unfinished Business.**
 - A. **Housing Study Planning Session.** Lisa Graphenteen of Southwest MN Housing Partnership was present at the EDA Regular meeting. Ms. Graphenteen said that once cities get done with housing studies the question then becomes now what. Ms. Graphenteen said that you have to dive into the recommendations. You would want to find out what sort of appetite the community has to do some of these things, what incentives can the EDA or the City offer to make some of these housing recommendations happen. What items are a far reach for the City. The next step that a lot of cities take after the housing study is a housing planning activity to really dive into the 14 recommendations. Of these which are our priority, what are we interested in doing, what are we not interested in doing. From that they hope to see Cities have is a plan of action, the steps you are going to take. Some Cities may say we don't see ourselves directly getting involved in single family development, we want the private market to do that, we want homeowners to be able to do that, but maybe our role as an EDA is that if we own lots that we as an EDA will sell those lots for a dollar versus the price we have on them now. Or we as a City and EDA will create a tax abatement program that provides incentives for people to build new homes in the community. In housing rehabilitation there are different programs that can be accessed at the state level. They can provide rehabs for people to fix up their homes or to do downtown improvements. They can provide some specific housing resources that may exist or

examples of what we have seen from other communities that have been in the same place. Ms. Laura Elvebak of MN Valley Council of Governments arrived at the meeting. Ms. Elvebak and Ms. Graphenteen will be working together on how to proceed with the Housing Study. Ms. Elvebak said that she reached out to Southwest Minnesota Housing Partnership to utilize some of the resources that are already available and explain some of the challenges that were talked about at the last meeting about what properties are available and what are the real needs and how we actually address those needs versus just talking about it. Ms. Graphenteen said the EDA can bring together community members to talk through the housing study. The housing study has 14 recommendations which should be reviewed by the EDA. Ms. Grobe said someone spoke to her about affordable housing. Discussion on ways to proceed with the housing study. Chip Beadell was present and discussed possible plans for a housing development. Discussion regarding ways to get sewer and water extensions out to different areas in town that don't currently have sewer and water. Ms. Hill will check with Mr. Femrite regarding his previous estimate for water and sewer extension to Mr. Beadell's property as well as Kanne Cartway. Mr. Beadell said that he hears from a lot of people how much they love this area and how they would like to move here. Ms. Elvebak and Ms. Graphenteen will look at the 14 recommendations of the housing study and bring back their input as to which way the EDA/City should go. Ms. Grobe asked if there are any suggestions on how you can improve your school, are their grants available for schools. If you don't have the school you are not going to get families to come into town. Ms. Elvebak said that is one of the challenges that a lot of small communities are facing. The school would have to work on a referendum. Discussion regarding when to contact developers with the housing study. Discussion regarding whether the City would put in the street and utilities and then assess the developer. Ms. Hill said that they could defer the assessment for different time periods. Discussion on how other cities work with developers to put in a housing development. Mr. Beadell was wondering when the City will get fiber optics for internet service. That is something that the City really needs. The EDA will go over the 14 recommendations of the housing study at the January 22, 2018 Regular EDA meeting.

5. Adjourn. Motion by Myers, seconded by Cutts to adjourn. Unanimous vote. Motion carried. Meeting adjourned 6:10 p.m.

Alan Schmidtke, Chairperson

Teresa Hill, Administrator/Clerk