

WATERVILLE ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
February 27, 2017, 5:00 p.m.

There was a meeting of the Waterville Economic Development Authority held at 220 Paquin Street (Former Senior Center) at 5:00 p.m. on February 27, 2017.

Present: Sue Cutts, Richard Davis, Sue Myers and Chairperson Alan Schmidtke

Absent: Jennifer Grobe

Also Present: Administrator/Clerk Teresa Hill, Alex Jermeland of MN Valley Council of Governments, and Patty Ziegler City of Mankato Housing Coordinator

Also Absent: None

1. Call to Order. Chairperson Alan Schmidtke called the meeting to order noting that all EDA members were present except Jennifer Grobe. Also present Administrator/Clerk Teresa Hill, Alex Jermeland of MN Valley Council of Governments, and Patty Ziegler City of Mankato Housing Coordinator.

2. Agenda Approval. Motion by Myers, seconded by Davis to approve the agenda as is. Unanimous vote. Motion carried.

3. Unfinished Business

A. Recap and Discussion of February 13, 2017 Meeting. Meeting went well and there were a lot of good ideas.

B. Housing Study -Alex Jermeland. Alex Jermeland presented information on Population and Housing Fast Facts for the City of Waterville. Information was gathered from the 2010 Census, 2015 American Community Survey Estimates, and 2010 American Community Survey estimates. 2015 is projections illustrated average age of 43 and median income dropped. These figures were affected by the recession. Median home value down slightly. Housing costs rose slightly from 33% to 38% with a recommended percentage of income of 30%. Over 30% would be classified as rent burdened. Older housing market median structure builds in 1956. Ms. Ziegler stated that the study shows a high number of vacant units, 281 vacant units and 115 other vacant. Commission concurred that that is not the case. Other factors like nursing home, apartments, and foreclosures played a factor. Recession numbers are affecting these numbers. Types of housing units was reviewed. Chair Person Schmidtke, inquired if this is the data that would be used in a housing study? Mr. Jermeland said they would use the census data. Ms. Ziegler said when a housing study is done, the researcher will call the apartment owners. Then they will get a good idea of what the vacancy rate is. The Economic Development Section of the 2014 Comprehensive plan was reviewed in relation to the fast facts estimates. Mr. Jermeland explained a housing study basically is a snap shot of where the city is in the housing market; it looks at how many homes are here and if there is developable land available and what the city needs. One downfall is that is looks at what is now and the next 5 years. Past those 5 years you would need to do a new study. Ms.

Ziegler inquired what the goal was for a housing study. Chairperson Schmidtke responded to look at the land to be developed and find a developer to come into town to develop it. Discussion held on Small City Development Grant. City is currently participating in the program. Ms. Ziegler addressed how the City of Mankato acquired homes that needed to be destroyed. They acquired the property, demolished then contracted with Habitat to build low to moderate income housing. Ms. Ziegler reached out to Rick Goodemann, the executive director of Southwest MN Housing Partnership. He said that small communities like Waterville will know what their housing situation is. The good thing to do is a comprehensive market analysis that would substantiate what you already know. It will quantify the size and the need of the housing for a developer to come in. Ms. Ziegler commented that Mankato needs work force affordable housing. Because the cost of construction is so high, a developer would need some sort of housing subsidies like housing tax credit. Alex Jermeland explained that a household study would give a snapshot of where the city is, housing market what is available and age and shape they are in. Ms. Ziegler informed commission that it will look at what is needed for housing assisted living, nursing home beds, workforce housing. They can give an idea. Look at Lake Crystal and Mankato to see what you can get for your money. Ms. Ziegler recommended that the commission contact Greater MN Housing Fund. They are a foundation that promotes housing outside of the Metro. They have given Mankato down payment assistance for 1st time home buyers, technical assistance to lay out sub divisions architectural support. Chair Person Schmidtke suggested that we Contact Rick Goodemann and Greater MN Housing Fund to attend to the March 13th meeting. Commissioner Myers suggested that we find out how many lots are available for single family dwellings. Administrator Hill informed commission that this was one thing that was looked at in the sizing of the treatment plant. Ms. Ziegler said MN Housing Finance agency has an impact fund that you can apply for special projects that is sometimes easier than using federal money. Ms. Ziegler explained on how tax credits are applied for and how they are awarded. The focus of Credits and funding is for the communities that show growth. This is mainly larger communities.

C. Planning and Zoning Update. Administrator Hill presented draft ordinance that are being reviewed by Planning Commission for Recommendation to the City Council for Proposed Rental Housing Registration and Licensing Ordinance, Proposed Accessory Structure Ordinance. Revisions have been authorized for the inclusion of Multi-Family Ordinance Language in the different zoning ordinances.

D. Consideration to Request City Council to Review Assessment Ordinance to Define a Formula for Large Lot Assessments. Administrator Hill requested that the EDA consider requesting the City Council review the assessment ordinance for a large lot assessment policy. This would help distribute the costs based on number of buildable lots for the large lots instead of per parcel. This could help spur infrastructure improvements to lots for development. Motion by Cutts, Seconded by Myers, to request the City Council review the

Special Assessment ordinance to devise a formula for large lot assessments. Unanimous Vote. Motion Carried.

E. Comprehensive Plan Review. Comprehensive plan was presented to Commission for reference.

4. New Business. Administrator Hill informed the commissioners that there are 2 loans delinquent at this time. Attorney Moran is drafting a reminder letter that would allow for the negotiations of restructuring terms or plan to catch up payments.

5. Adjourn. Motion by Davis, seconded by Cutts to adjourn. Unanimous vote. Motion carried. Meeting adjourned 6:36 p.m.

Alan Schmidtke, Chairperson

Teresa Hill, Administrator/Clerk