

WATERVILLE ECONOMIC DEVELOPMENT AUTHORITY

Special Meeting

July 12, 2017, 5:00 p.m.

There was a Special EDA meeting of the Waterville Economic Development Authority held at 220 Paquin Street (Former Senior Center) at 5:00 p.m. on July 12, 2017.

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

Absent: Sue Cutts (arrived 5:03 p.m.)

Also Present: Administrator/Clerk Teresa Hill

Also Absent: None

1. Call to Order. Chairperson Alan Schmidtke called the meeting to order noting that all EDA members were present except Sue Cutts (arrived 5:03 p.m.). Also present City Administrator Teresa Hill.

2. Minute Approval – May 22, 2017 and June 5, 2017. Motion by Grobe, seconded by Myer to approve the minutes of May 22, 2017 and June 5, 2017. Unanimous vote. Motion carried.

3. Agenda Approval. Motion by Myers, seconded by Schmidtke to approve the agenda. Unanimous vote. Motion carried.

4. New Business.

A. Housing Study – Scott Knudson. Mr. Knudson addressed the EDA Commissioners. Mr. Knudson said that they have been working on some of the demographic research and on line research from secondary sources that they do. Mr. Knudson wanted to get input from the EDA Commissioners to see what they are looking to get out of the housing study. From the State Demographer's office they showed in 2015 estimates very limited household growth in Waterville and no effective population growth, you have been adding a few households, one or two a year on average. Waterville has an aging community. The State Demographer's office will be releasing their new data next month. Mr. Knudson questioned how many seasonal units there are in Waterville. Mr. Knudson will be gathering information to compile the housing study. Mr. Knudson requested that the City provide information on new homes that have been built. Mr. Knudson said that there are not very many empty lots for someone to build a new home. Discussion regarding areas where there could be buildable lots. Discussion regarding a proposed housing development. Discussion regarding multi-family units. Discussion regarding Hilltop Terrace and how it was developed. They have compiled information for Le Sueur County regarding sales activity. The sales price has been in the \$120,000 to \$135,000. Discussion regarding the sales price on homes in the area. Mr. Knudson said that from his research it looks like there has been some job loss over the last few years. The

nursing home closing and the drug store closing were contributing factors to the job loss. Discussion regarding the rental properties. Discussion regarding the Small Cities Development Program. Chairperson Schmidtke asked if there would be any grants available after the housing study is completed. Mr. Knudson said there are not many grants he would see private sector developers with the involvement of the City being more of the way he sees any housing developments being developed. Ms. Grobe asked when the study gets done what type of information a private developer would be seeking out of the study. Mr. Knudson said one developer looked at the rental properties data and started a 30 unit project. Mr. Knudson will be interviewing different businesses in town for their study.

5. Adjourn. Motion by Myers seconded by Grobe to adjourn. Unanimous vote. Motion carried. Meeting adjourned 5:49 p.m.

Alan Schmidtke, Chairperson

Teresa Hill, Administrator/Clerk