

WATERVILLE ECONOMIC DEVELOPMENT AUTHORITY
SPECIAL MEETING
March 13, 2017, 6:00 p.m.

There was a special meeting of the Waterville Economic Development Authority held at 220 Paquin Street (Former Senior Center) at 6:00 p.m. on March 13, 2017.

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

Absent: Sue Myers

Also Present: Administrator/Clerk Teresa Hill

Also Absent: None

Oath of Office given to Commissioners Alan Schmidtke and Jennifer Grobe

1. Call to Order. Chairperson Alan Schmidtke called the meeting to order noting that all EDA members were present except Sue Myers. Also present City Administrator Teresa Hill and Alex Jermeland of MN Valley Council of Governments.

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

3. Unfinished Business

A. Promoting and Revitalization of Waterville.

1. Southwest MN Housing Partnership – Rick Goodemann. Mr. Goodemann addressed the EDA Commissioners and those present regarding what their company does to help communities with planning and technical assistance, homeownership assistance, community building and engagement, land development and redevelopment, housing preservation and rehabilitation, single family housing development, multi-family housing development, housing assessments and inspections and supportive housing services. They are a non-profit community development corporation to support economic development and job growth in southwestern Minnesota. Mr. Goodemann said that their mission is to create a thriving place to live, grow and work through partnerships of communities. Mr. Goodemann recommended that the City do a housing study and will provide Ms. Hill with different companies that provide this service. Chairperson Schmidtke said that the EDA is interested in developing housing developments. The school also needs new people in town to keep our school going because enrollments are dropping. Mr. Joel Whitehurst advised that each year they lose about 20 students. Mr. Goodemann said that the next step is to do a broad based housing study to identify what the City's needs are, what your draw area is, what the economic development triggers are. You could draw people from Faribault to live here, look at the bedroom community status and how do you grow that and what is actually going on directly in Waterville as far as economic development. You have to understand what the market dynamics are and then look at the risk that you would have to undertake on certain types of development.

Mr. Goodemann discussed some of the projects that they have done for other cities. Southwest MN Housing Partnership gets paid by fees for their service. A housing study will take 90 to 120 days to have completed and the average cost is around \$7,000.

2. Recap Information from Previous Meeting. Alex Jermeland provided a recap of information that was discussed at the previous meetings. Mr. Jermeland said that they had talked to John Considine III and he pointed us to a housing study. That is what a lot of cities in the area are doing to help kick start some development. Waseca recently did one as well as Lake Crystal and Mankato. Mr. Mack said that you need those figures to get something developed. Mr. Jermeland said this study would layout for developers those figures and they can use that as supporting evidence to a bank. Mr. Jermeland said at the previous EDA meeting Patty Ziegler the housing coordinator for the City of Mankato shared what Mankato has done with their housing study. She also assists with some voucher programs that are open to lower income families. Mr. Jermeland said there is a lot of data in the City's comprehensive plan that will be in the housing study. Mr. Point asked if you are involved with federal or state grant programs do you have to use the prevailing wage and make things more expensive to get things done. Mr. Jermeland said if there is a federal government grant and possibly a state grant some of them do require the prevailing wage so it does push up housing prices. Mr. Jermeland said there are quite a bit of grants going away right now in housing development. The president's budget kind of cut down on economic development. Mr. Todd Schwartz asked what land do we have available for development. Discussion regarding land that would be available. Mr. Point discussed his experience with the City of St. Clair where the City bought some land and developed it. Mr. Walz asked Mr. Whitehurst why we are losing 20 students a year. Mr. Whitehurst said it is a buyer's market. The families come out and look at the schools, they look at what is available and then they make choices based on it. When you have newer facilities for schools and different places for them to reside they choose to go elsewhere. There was a consensus from the audience and EDA Commissioners that a housing study needs to be completed.

4. New Business.

1. Micro Loan Request. Motion by Cutts, seconded by Davis to table the micro loan request until the next meeting. Unanimous vote. Motion carried.

5. Adjourn. Motion by Schmidtke, seconded by Grobe to adjourn. Unanimous vote. Motion carried. Meeting adjourned 6:45 p.m.

Alan Schmidtke, Chairperson

Teresa Hill, Administrator/Clerk