

EDA Meeting Minutes



Regular Meeting
Thurs. April 21, 2016
3:00 p.m.
2nd Flr., Former Bd. Rm.
Detroit Lakes, MN

Meeting called by:	Barry Nelson
Type of meeting:	Regular Meeting
Attendees:	Barry Nelson, Larry Knutson, , Hank Ludtke, Paul Joyce, Chris Sherman, Chuck Jost
Board members absent:	Abby Anderson
Other Attendees:	Laura McKnight, Mary Hendrickson, Denise Warren, Britton Ramsey

Agenda Topics

1. **Call Meeting to order:** Barry Nelson called the meeting to order at 3:05 p.m.
2. **Approval of Agenda:** No change to agenda.
3. **Approval of Meeting Minutes (3/17/2016):** motion to approve by Joyce, 2nd by Ludtke - motion carried.
4. **Housing:**
 - **Payment Standards** – Review of Fair market rents based on HUD standards; motion to accept payment standards; motion to approve by Ludtke, 2nd by Jost - motion carried.
 - **MURL–**
 - Review/discussion of proposed monthly payment increases for MURL property owners over time. Transitional periods of 2 to 5 years are proposed for applicable property owners to bring payments up to date with current household income levels.
 - Review of Lake Park Property being considered for repairs; Currently owner owes more than property is worth; significant foundation problems; weighing a \$27,000 HRDC loan with \$5,000 being requested from the County's revolving loan program, or consider condemnation of property and determine if owner would be interested in moving into newly renovated MURL house in Lake Park (a property which would be available for occupancy in May). EDA reviewed HRDC work specifications which included various improvement line items that were being considered for existing house– thought that replacing the baseboard heat with new baseboard heaters was not energy efficient and would be expensive for occupant. EDA requested that MMCDC talk to owner as to whether she wants to stay in the home or would be receptive to moving to the newly renovated Lake Park home. Also requested MMCDC contact MHFA to discuss these options. Interest in meeting in 2 weeks (May 5th) to provide MMCDC an opportunity to gather related information and then revisit with the Board as there is a need to "get this moving".
 - **Approval/Paying Bills:** Motion to approve bills, financial statements and reports (Ludtke, Sherman 2nd) motion carried. From Check Register/Invoices Presented: Workshop \$2,290.33, Hwy 34 Group Home \$95.00, Low Income Public Housing \$4,262.07, Willow Property \$259.91, Section 8 Voucher \$13,347.06, Maple Ave. Apts. \$2,355.82, West River Townhomes \$8,452.46
 - **MMCDC Housing Management Contract:** Increases to contract; Bd. discussion, desire for better communication about possible/pending program cost increases; transitional year and seeking to cover administrative expenses associated with handling housing programs. Motion to approve contract (Knutson, Sherman 2nd) motion carried.

5. **EDA Update:**

- **Gary’s Furniture:** MPCA will fund costs of pre-demolition survey. Review of Frazee next steps letter from City Administrator (unsigned) and provided chapter from Frazee assessment of options for moving municipal liquor store (Gary’s identified as potential site for new liquor store).
- **Workforce Planning – BUILD Working Group:** Survey developed in conjunction with Essential to determine worker needs in the areas of housing, childcare and transportation. Ecumen is looking to provide same survey to workers locally. Staff to attend MHFA housing workshop in Moorhead on 4-22.
- **Becker County Energize:** Meeting to be held on May 13th to gather ideas from the public regarding possible solutions to community health challenges (Friday May 13th, 8:00 a.m. – 12:00 p.m., Ecumen, 1415 Madison Ave., Detroit Lakes). Staff has been asked to serve on Essentia grants committee.
- **Dunton Locks County Park Workshop/Survey:** Staff provided brief overview of survey results and RAC recommendations that will be brought forward for Bd. discussion.
- **Oxcart Trail:** Per research at the Becker County museum – staff provided a map of location of the oxcart trail. Interest in exploring cultural assets and interpretation in relation to Heartland trail routing.
- **Shell Lake Block:** Some very preliminary discussion with RAC about next steps in relation to exploring different project areas and recreational opportunities. National Park Service is still an active partner and can provide assistance for planning/implementation efforts.

6. **Adjourn:** Barry Nelson adjourned the meeting at approximately 4:45 p.m.

ATTEST:

Respectfully submitted:

/s/ Guy Fischer
EDA Coordinator

/s/ Barry Nelson
EDA Board President