

EDA Meeting Minutes



Regular Meeting
Thurs., April 19, 2018
3:00 p.m.
County Bd. Rm., 1st Flr.

Meeting called by:	Chris Sherman
Type of meeting:	Regular Meeting
Attendees:	Barry Nelson, Larry Knutson, Chris Sherman, Hank Ludtke
Board members absent:	Abby Anderson
Other Attendees:	Guy Fischer, Mary Hendrickson, Laura McKnight

Agenda Topics

1. **Call Meeting to order:** Chris Sherman called the regular meeting to order at 3:00 p.m.
2. **Approval of Agenda:** motion to approve agenda by Nelson, 2nd Knutson by –motion carried.
3. **Approval Feb. Meeting Minutes:** motion to approve MM by Knutson, 2nd by Ludtke - motion carried.
4. **Broadband:** Carter Mouw (age 11), followed up his letter with a visit to the EDA and spoke to the importance of good broadband for school and for fun - video games; Terry Kalil mentioned her broadband was \$1,800/yr. Discussion about status of County efforts and mtgs. coming up with broadband vendors (Nelson). Interest in being kept in the loop (Mouw/Kalil); request for staff to contact Dan Larson with MRC.
5. **Housing:**
 - **Review financials and approve paying bills**
 - From Check Register/Invoices Presented: Workshop \$813.78, Hwy 34 Group Home \$0.00, Low Income Public Housing \$20,717.54, Willow Property \$1,823.86, Maple Ave. Apts. \$12,364.59, Hidden Hills Group Home \$0.00, West River Townhomes \$6,959.90, and Section 8 Voucher \$14,150.00. Note: Motion to approve financial statements/pay bills by Knutson, 2nd by Ludtke, motion carried.
 - **West River Townhomes MOU** – 10 hrs. a week in support services; interest in continuing to leverage more hours; monthly inspections helping. If they are not their for 2 hrs. would more hours in a single day be better? Need for clear objective(s). Motion to approve WRT MOU by Nelson, 2nd Knutson; motion carried.
 - **HUD visit in May (7 – 10th)**
 - **FYI: DLHRA** – 30 applicants for Housing Director position
 - **Capitol Fund Discussion:** Capitol fund reserves (\$34,366; reserves \$9775) must be expended; 10 days to come up with plan for 25 Public Housing SF units; Low quotes for recommended improvements to units include carpeting (\$8642.80), duct cleaning (\$1589.16), Painting and patching (\$6610) and appliances (\$7749). Motion to approve low quotes and approve expensing funds – motion by Nelson, 2nd by Knutson; motion carried.

- **Payment Standards:** adjusted fair market rent (raised \$15) to 90-110% standards. Approve changes to payment standards motion by Knutson, 2nd by Ludtke; motion carried.

6. **Economic Development**

- Housing Instit.: Discussion of Employer Assisted Housing Program; Willing to support program – approx. \$10,000 was discussed towards the program pool; Contribute \$2,000 per lender approved homeowner with 80% AMI Limits; this is a tentative commitment; subject to change as the Guidelines are being discussed (haven't been shared with County Board yet) as well as determining an outreach approach to go after other contributors.
- Wind/Solar Hybrid Project; project in Red Lake Falls continues to move forward PPA for 20 years with OTP needs to be agreed upon but both parties are close; developer to raise PPA issue with OTP regarding Audubon.
- Byer's Mkt., Minimum Assessment Agreement Discussed – needed to be considered for PACE financing (market valuation needs to be established) consensus to move MAA forward to County Board for their consideration.
- Childcare Initiative: Mtg. instigated with HI members and others interested in Child Care opportunity via the Children's First Child Care program to address Childcare shortages in Becker County; EDA interested in being a partner; look to cities throughout county to partner. Reported to the Board at their mtg. on the 17th.

7. **Balance Sheet: Budget to Actual:** motion to accept by Nelson, 2nd by Knutson, motion carried.

8. Open Forum: N/A

9. **Adjourn:** Chris Sherman adjourned the meeting at approximately 4:40 p.m.

ATTEST:

Respectfully submitted:

/s/ Guy Fischer
EDA Coordinator

/s/ Chris Sherman
EDA Board President