

**EDA Meeting Minutes**



**Regular Meeting  
Thurs., May 16, 2019  
3:00 p.m.  
County Bd. Rm., 1st Flr.**

<b>Meeting called by:</b>	Hank Ludtke
<b>Type of meeting:</b>	Regular Meeting
<b>Attendees:</b>	Abby Anderson, Karen Mulari, Hank Ludtke
<b>Board members absent:</b>	Chris Sherman, Barry Nelson, Larry Knutson
<b>Other Attendees:</b>	Guy Fischer, Mary Hendrickson, Laura McKnight, Robyn Beck

**Agenda Topics**

1. **Call Meeting to order:** Hank Ludtke called the regular meeting to order at 3:00 p.m.
2. **Approval of Agenda:** Motion to approve by Mulari, 2<sup>nd</sup> by— motion carried.
3. **Approval December Meeting Minutes:** Motion to approve by Anderson 2<sup>nd</sup> by Mulari - motion carried.
4. **Housing/Economic Development:**
  - **Balance Sheets/Paying of Bills:**  
**From Check Register/Invoices Presented:** Workshop \$1,406.66, Hwy 34 Group Home \$150.00, Low Income Public Housing \$26,494.00, Willow Property \$1,764.57, Maple Ave. Apts. \$5,739.30, Hidden Hills Group Home \$150.00, West River Townhomes \$8,145.77, and Section 8 Voucher \$19,556.76.  
Motion to approve financial statements and paying of bills by Mulari, 2<sup>nd</sup> by Anderson - motion carried.
  - **Public Housing Update:** Merry Meadow Lane property - \$8,958 June start for septic system. Sharon Ave. pipe collapse (septic) will take a closer look at this and get quotes. Riverside (\$8,950 wall membrane/drain tile repair – cost has increased since quote was received last year from \$8,400 to \$8,950 but still low quote – July repair. Possible eviction in Audubon on Falcon St.
  - **West River Townhomes:** Mahube service management hours increased from 10 hrs. per week to 20 hrs. per week. MMCDC outcomes sheet – which will be used in discussions with tenants. Need conversation with police regarding calls/visits (80 pages generated by the police per recent calls).
  - **Housing Voucher Update** – Shortfall – not issuing vouchers, some reserves available, but HUD monitors budget closely – so the process is not always fluid in seeking to accommodate need.
  - **MURL:** Owner of property off Co. Rd. 21 has paid up debt.
  - **New Direct Deposit Form for HUD** – fyi
  - **Kyte House in Frazee:** Tax forfeited property, recently MMCDC developer (Natalie Bly) reviewed the property from a rehab perspective and recommended demolition. Exploring potential for County to hand off to EDA which in turn could work with non profit to demo home and build new affordable housing on site. Seeking to determine if the lien (Sr. Citizen deferral loan) would need to be paid back if the County were to provide the property to the EDA for the purposes of developing affordable housing development. MMCDC interest in exploring this opportunity. Possible CLT link.
  - **Community Land Trust (CLT) :** Staff attended a meeting of the West Central Minnesota Communities Action working group developing the CLT in Alexandria. Some concerns expressed about CLT's as the land on which the property sits is owned by the CLT in order to reduce the cost of owning a home. It may not be for everyone, but it does provide a path to affordable homeownership; other concern was about representation on CLT board- they

are open to outside participation on the committee. As the CLT develops education on how it works across various sectors (realtors, lenders, prospective homeowners) will be important.

- **Review of County cost of living data** comparing 2015 numbers with 2018 numbers from data received by DEED: Some discussion has staff compared numbers for what has changed from 2015 to 2018 (4 years):
  - o Child care costs have remained relatively **unchanged**.
  - o Food costs have remained relatively **unchanged - <1% decrease**
  - o Health care costs have **increased 24%**
  - o Housing costs have **increased 9%**
  - o Transportation costs have **decreased 32%**; Per discussion with Deed it is most likely due to a decrease in gas prices and a reduced amount of workers commuting in the county.
  - o Other Costs have **increased 127%**; Not included in this calculation via the Consumer Expenditure Survey (CES) are amounts for entertainment, tobacco products/smoking supplies and alcoholic beverages.
  - o Taxes have **increased 17%**
  - o Wage required (both parents working: 1 FT, 1PT – watching child when not working) is at least \$15.00 hr.. In 2015 median wage in EDR4 was \$12.38 an hour. In the 4<sup>th</sup> Qtr. of 2018, median hourly wage for EDR4 was \$14.77. An **increase of 19%**. The 2018 median wage means that 50 percent of the job offers are paying less than the region’s basic cost of living needs.
  - o To meet basic needs annual cost of living would need to increase from \$45,673 (2015) to \$46,800 (2018), a **2.5% increase**.
  
- **Child Care Initiative Update:** review of goals and activities efforts underway related to Goal 1) Support Co-located Child Care Facilities in Faith Based Organizations, Non Profits, or Businesses. Mtgs. with M-State, Bethlehem Church, Laker Prep, etc., are seeking to identify needs and there are other opportunities to explore; EDA staff is working on Goal 4 which seeks to identify funding sources, but to do that there is a need to determine what the various needs are and that process is underway.
- 5. **Open Forum** – Anderson asked if staff would help explore the feasibility of developing an industrial park on the north side of Hwy 10 similar to what was done with So. 10 industrial and the local utility that assisted with financing that effort. Potential 64 acres available to purchase between school and Hwy.
- 6. **Adjourn:** Ludtke adjourned meeting at approximately 4:15 p.m.

ATTEST:

Respectfully submitted:

/s/ Guy Fischer  
EDA Coordinator

/s/ Hank Ludtke  
EDA Board Vice President