

Economic Development Authority Meeting Minutes

Thursday

January 25, 2018

5:30 p.m. Arbor Gardens Community Room

Chairman Dale Heintz called the meeting to Order/Roll Call - 5:31 p.m.

Members: X Dale Heintz, Chairperson A- Connie Meiners, Co-Chairperson
 X Craig Horan X Tyrel Clark
 X Darcy Higgins X Bryan Cornell

Staff: X Cathy Enerson X Don Rademacher X Shelly Schossow
Guest: X Jason Swanson (via phone) X Jim Judisch X Jamie Judisch
 X Jeff St. Mane on behalf of Trails Committee X Tom Aleshire

Agenda

Cornell motioned to approve the agenda as written Higgins seconded motion passed 5/0

New Board Member nomination: Tom Aleshire

Enerson introduced Aleshire as the applicant for the vacancy created by Ryan Castle. Aleshire is a resident of Eyota and a previous member of the EDA.

Higgins motioned to approve Aleshire as a member of the EDA filling the vacancy, Cornell seconded, and the motion passed 5/0.

Consent Agenda

Approve the Arbor Gardens Report
Approve the Arbor Gardens Financials – Debt Service Report & Financials Pending
Approve the EDA minutes of the regular meeting December 2017
Approve EDA Financials

Clark motioned Horan seconded, motion passed 5/0

Arbor Gardens –Formulas for 2018 wellness plan increases, and a time line to review 2019 increases for the December tenant notifications

Swanson and Rademacher reviewed with board members the handout dated January 25, 2018 Arbor Gardens Concessions. Clark asked what the residents pay now. Swanson and Rademacher reported they pay \$1564 which includes a 45% deficit over current resident's rates. Discussion continued over the options laid out on the handout for increasing the rental rates for those on concessions over different time periods. Figures included what differences would look like to the Tenants as well as the Facility over the year. Heintz asked about the plan for communicating this increase to the tenants would be handled. Swanson explained the letter that each resident which would be given out by Rademacher.

Motion was made by Cornell, the 5 tenants paying less than market rate will gradually receive increase in their rent, by \$60 per quarter, until they are caught up, Clark seconded, and motion passed 5/0

Arbor Gardens Building Worksheet – future capital building improvements worksheet

Enerson spoke about timeline for budget planning and the need for working on a backward timeline. Enerson suggested an option for a September and October presentation and review to the Board. Don would like to present in October, the EDA would have final approval by December 7th.

Discussion with area residential developers

Enerson introduced Jim and Jamie Judisch. Judisch gave an update on the contacts made with property owners in Eyota. Judisch also explained development projects they are currently working on in other cities which includes single family homes with an option of a second unit in the lower level being set up for potential rental income. These single family units could be in the price range of \$850-1050 per month maxing out at \$1100 per month on the high side depending on buyer's credit history and debt to income ratio as well as any building incentives available from the City. Enerson explained TIFF program does have some regulations which come into play

depending on the lot chosen and size of building. Judisch also explained doing slab on grade construction would drive down costs if that is of interest to community. Cornell commented the Peace Lutheran lot does not have infrastructure so that would need to be considered when determining costs or incentives. Enerson commented Dahl could be a 26 year TIFF because of the condition of the structure. Enerson went through other towns the developers are currently under construction in. Judisch commented the last 6 months they have been working on single family homes rather than the apartment buildings they have worked on in the past. Enerson pointed out development areas on the map with contact information and asked the board if they knew of any other properties available for the developers.

Enerson commented on the communication and thanked the Judisch's for their presentation.

Senate Bus Tour and Parks and Trails Day at the Capitol

St. Mane was introduced to the board on behalf of the Trails Committee. St. Mane commented the Trails committee is a sub-committee of the EDA and was started in 1995. They are currently working on the land between County Rd. 11 and the front gate of Chester Woods Park. \$1.5 Million was received in 2015 for work along this stretch of the trail area another \$2.25 million is still needed to complete the project. Trail committee efforts to lobby in front of legislatures at the capital did not pan out last year so they are trying to put this in front of them again in 2018. Rochester has money to build their trail to meet up with our trail and plans on building in 2019. The land between Chester and Eyota is pretty much locked up thanks to the work of the Eyota trails committee. The final stages of purchasing agreements is being handled and the DNR is working on securing the final piece of property. The Senate Bonding bus was scheduled to be in Eyota Feb 9th & 10th. St. Mane is asking the EDA to help with efforts to put this request in front of the state legislatures by providing funds for transportation and t-shirts to be worn for lobbying efforts at the capital during "day on the hill" March 8th. The committee is also asking for volunteers to attend this event as they would be more noticeable with larger numbers of people in attendance. St. Mane is estimating t-shirts will cost around \$10-\$15 per shirt and is unsure what the cost for transportation will be. Enerson suggested possibly connecting with Rochester's group.

Clark motioned to use 2017 unused funds for 2017 trail of up to \$600.00 for marketing and support, Higgins seconded, Motion passed 5/0

Due to time the following agenda items were not discussed: EDA Director's Annual Report Arbor Gardens Generator update, Sign Plan update, Community Video , County Housing Scan, 2018 Build and Save Program Options, 2018 Revolving Loan Program, Burt's Façade Improvement request, Eyota Farmer's Market - 2018 gap, grant opportunity, Informational Pieces, Other Business, Regional Development tour, Pavilion wetland

Next meeting: February 22, 2018

Adjourn – Heintz motioned to adjourn at 6:55 p.m. Horan seconded motion passed 3/0 as Clark and Cornell had already left for the City Council meeting

Respectfully submitted,

Cathy Enerson 2/22/18
Cathy Enerson date
EDA Director

Dale Heintz _____
Dale Heintz date
EDA Chair