Economic Development Authority Agenda
Thursday, July 26, 2018
5:30 p.m. Arbor Gardens, Community Room, Eyota, MN

Call to Order/Roll Call

Meeting called to order by Chairman Heintz at 5:30 p.m.

Members:	_x__ Dale Heintz		___ Connie Meiners
	___ Craig Horan		_x__ Tyrel Clark
	___ Darcy Higgins		_x__ Bryan Cornell
	_x__ Tom Aleshire		
Staff:	_x__ Cathy Enerson	___Don Rademacher	_x_Shelly Schossow
Visitors:	__x_ Mr. Judish		

Approve the Agenda:

Clark motioned to approve the agenda as written, Aleshier seconded. Motion passed 4/0

Consent Agenda

Clark motioned to approve the consent agenda including; Arbor Gardens Financials, EDA minutes of the regular meeting June 2018, EDA Financials, Aleshier seconded the motion, and m Motion passed, 4/0.

Arbor Gardens Report

The board received a written report, the board discussed accounts receivables as written in the report. No money has been spent on upgrade the dining room cabinetry. Room count, ratios, staffing, and debt service coverage, were discussed.

Old Business

Enerson reported on the revolving loan fund request from last meeting. Stating the City Council approved the EDA's recommendation as it was motioned.

Enerson introduced the Judish's, they gave a project update. Judish asked for an update regarding the Dahl property. Clark commented they City made an offer with a timeframe which has passed with no response and are now looking into other methods to remove blight including condemnation. Judish went on to provide an updated on their Dodge Center project saying they are looking at maps and platting for land in Eyota that would include mix use housing. Enerson suggested inviting an educator to explain tax increment financing and how this type of program is set up. Clark commented Eyota needs more housing. Judish agreed saying Eyota could use more housing in the range of $200,000 or below. Clark thanked Judish for his time and told him he appreciates his follow-up and patience.

Enerson reported on façade improvement request update, invoice for payment. The indoor storage unit has a new manager and they are reporting 86% capacity. They are also possibly looking into dividing up a larger unit as there is not as much demand for the very large units. Clark commented looking at the list of improvement projects that were award, that some of the projects have had no activity on for a while and suggested the EDA "sunset" some of the projects which do not seem to be continuing. Enerson asked for permission to give a 30 day notice to the applicants. It was agreed a good idea to give a heads up to applicants.

Enerson reported on the Small Cities Development Block Grants awarded to Eyota explaining what was requested versus what was approved including the number of units and the grant details. Enerson also went on to explain the Olmsted County Housing and Redevelopment Authority new rehab program allowing low and moderate income homeowners assistance in maintenance and

repairs for their homes. Eyota residents are tapping into the Olmsted County programs, there are still funds available as well as opportunities to work in new projects.

Enerson reminded the board of the upcoming Regional Development Tour – Aug 2nd. Enerson noted there was an opportunity on the tour for Eyota to hand something out this year. Enerson was not in favor of a hand out since this year Eyota is a pass through and not a stop, she suggested however if the board is in favor of a hand out they use something like a Farmers Market coupon to track if bus rider on the tour return to Eyota. Board members decided a give-away was not necessary for this tour.

Clark provided an update from the previous council meeting commenting on a current building project where the contractor has expressed some frustration with the City's current building process. Clark suggests the City look into tools to help potential developers navigate the building codes.

New Business - no action required

Enerson informed the board they should be starting to look at planning 2019 budget by reviewing the 2018 budget and seeing if there are items they would like to add or reallocate.

Enerson also mentioned Arbor Gardens would be having a budget preview discussion including PTO/ESL 5 year averages taken into account, and the building reserve work sheet will be used for setting the 2019 budget. Enerson mentioned a working meeting around Aug 16th to review the reserve accounts.

Clark informed board members Tim Walz, our U.S. Representative for Minnesota's 1st congressional district would be visiting Eyota having a Press Conference at the Ambulance building to discuss issues facing small towns under 30,000 residents.

Other Business:

Enerson introduced approved 2017 legislation that allows cities in MN to create their own Local Housing Trust Fund to address the need for affordable workforce housing needs. She noted that legislation is proposed that would allow trust funds to apply for a 1:1 dollar project grant for up to $100,000 in the newly created housing trust fund. After review of the material the board agreed the city would likely have a tight budget in 2019 with the other numerous city projects such as streets and sewer/water improvements, and would likely not pursue starting a trust fund at this time while the matter of the 1:1 State match is still in the proposed legislation stage.

Adjourn

Cornell motioned to adjourn the meeting at 6:33 p.m. Aleshire seconded motion, motion passed 4/0.

Next meeting: August 23, 2018

Respectfully submitted,

Cathy Enerson 9/23/18

Cathy Enerson date
EDA Director

Dale Heintz 9-23-18

Dale Heintz date
EDA Chair