

EDA Meeting Minutes



Regular Meeting
Thurs., Jan. 18, 2017
3:00 p.m.
County Bd. Rm., 2nd Flr.

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

Agenda Topics

1. **Call Meeting to order:** Barry Nelson called the regular meeting to order at 3:00 p.m.
2. **Welcome and Introductions**
3. **Approval of Agenda:** motion to approve by Ludtke, 2nd Knutson by –motion carried.
4. **Approval Dec. Meeting Minutes (12/21):** motion to approve by Knutson, 2nd by Sherman - motion carried.
5. **Housing:**
 - **Review financials and approve paying bills**
 - From Check Register/Invoices Presented: Workshop \$753.53, Hwy 34 Group Home \$52.50, Low Income Public Housing \$14,407.61, Willow Property \$536.42, Maple Ave. Apts. \$12,228.15, Hidden Hills Group Home \$0.00, West River Townhomes \$4,704.21, and Section 8 Voucher \$15,530.00. Note: 2 vacant housing units. Motion to approve financial statements by Knutson, 2nd by Sherman, motion carried.
 - **Review of Public Housing and Admissions and Continued Occupancy Policy (ACOP)**
 - Changes made fit occupancy policies that EDA follows; no change in the way we do business. Public Hearing should be held at next EDA meeting if possible.
 - **WRT** – recent meeting with Mahube we discussed various issues associated with service and management associated with WRT. Historical outcome trends being developed to track success. Exploring MOU between EDA and Mahube. Mahube tracking time associated with providing services to WRT to get a better handle on time commitments as there is a general feeling that more time is needed to improve outcomes. ARMS services provider will be at next meeting – again an opportunity to increase needed services and time spent with tenants.
 - **Jan Logan Proposal** – review; comments: accountability important, conditions or criteria established relative to being in the program/housing. Jan seeking funding that would tie hands, some discussion about site and it was mentioned that a potential site would be adjacent to the Lakes Crisis Center. Predominate focus is on the mother and mothers with children under 18. Similar to the Jeremiah project in Fargo; school/education is an important factor as far as

accountability wise and opportunity wise. What of the children – they will have issues also – how will that be dealt with? Local supports important, but sometimes being close to families is not helpful if there is dysfunction.

- **DL Housing Study** – Kari Holmstrom provided an update on the DL Housing Study draft; 53% of renters in Becker County are cost burdened with most applying 30% or more of their income to housing. Market demand for 100-120 market rate rentals within the next 5 year period. Also see a need for an increase in Sr. Housing with Services. Some initial discussion of using TIF as an incentive for integrating affordable housing into the market rate mix.

5) EDA Balance Sheet and Budget to Actual – review.

6) Future Audit Timing: Availability April 2nd chosen

7) City Letter Request for Annexation of 1790 No. Tower Rd. – Discussion: the property has a deferred assessment now and “the property would remain deferred until such time as the EDA would want to hook up to the City’s sewer and water system” – EDA members want to make sure that the County has sole discretion to make this determination as opposed to being compelled by the act of annexation a few years down the road to hook up. EDA requesting staff to revisit language with City of Detroit Lakes to provide assurance then package that into a resolution/statement along with a map and petition for their review. Rather than wait for another EDA cycle to deliberate on the issue EDA will defer the matter to the County Board if the City is seeking to act on this immediately.

8) Economic Development

- Possible purchase and reopening of gas station/café at 4 corners (Hwy 34 & Co 29)
- Energy Efficiency/Renewable Energy Programs – discussion about two State programs Guaranteed Energy Savings Program and Local Energy Efficiency Program; request staff have a conversation with local utility about programs.
- Osage Mkt.- owner continues to seek financing from local banks; looking for family member to be a co-signor.

9) Adjourn: Barry Nelson adjourned the meeting at approximately 4:30 p.m.

ATTEST:

Respectfully submitted:

/s/ Guy Fischer
EDA Coordinator

/s/ Barry Nelson
EDA Board President