



HOUSING & REDEVELOPMENT AUTHORITY MINUTES

PUBLIC MEETING ROOM

MONDAY, SEPTEMBER 11, 2023

6:00 PM

Meeting Items

1. Call to Order

The regular meeting of the Housing and Redevelopment Authority was called to order by Chair Loni Ahlers at 6:00 pm. In attendance were Sara Caron, Travis Kath, Travis McColley, Colin Maltbie, and Mandy Barnes. Also in attendance was David Wanberg, Director of Community and Economic Development, Ian Luker, Economic Development Coordinator, and Kari Casper, Administrative Assistant II.

A motion was made by McColley, seconded by Kath to move 5B up since there were guests in the audience. Motion carried on 6/0 vote.

2. Approval of the Minutes

A motion was made by McColley, seconded by Maltbie to approve the meeting minutes of August 14, 2023 as presented. Motion carried on a 6/0 vote.

5B. Preliminary Discussion: Ellison Properties, LLC and Alexander Faribault House

The Ellison's with Ellison Investment Group, began their presentation regarding the purchase of the Lieb Building located at 202 Central, showing pictures of their building at 206 Central and the work that they've done to date. They went on to show the current state of 202 Central as well as a rendering of what they are shooting for. They indicated that there are five apartments on the upper level that need to be repaired with tenants. The families that currently live there are low income and they have been subsidizing their rent to date. They have found one location for one family and intend on working on the vacant unit and then moving the tenants around to work on the remaining units. They also intend on completely remodeling the front facade and the rear needs a lot of work as well. They anticipate that they may need upwards of \$400,000 to complete the project and are asking the HRA to consider assisting in the funding. While this wouldn't be the only ask of the City, they intend on asking the EDA for assistance as well.

Following that presentation, David Nichols came forward with a request for money to assist in rehabbing the two porches on the Alexander Faribault House. The board felt that this was not the appropriate entity to request the funds for this from and declined assistance to the Rice County Historical Society. McColley suggested a fundraiser.

3. Program Reports

A. Healthy Community Initiative - August 2023 Updates

A motion was made by Travis McColley, seconded by Sara Caron to approve receiving and filing as presented. The motion passed on a 6/0 vote.

B. Mobile Home Improvement

A motion was made by Travis McColley, seconded by Sara Caron to approve receiving and filling the report as presented. The motion passed on a 6/0 vote.

C. Additional Special Programs

Luker stated that he intends to advertise these programs to utilize the available funds. It was suggested to give application for some of the program to the local banks and realtors to get the word out. No action taken at this time.

4. Property Reports and List of Claims for Release

A. Robinwood, Public Housing, and City Rental Updates - August 2023

Luker gave the update on the occupancy for both Robinwood and Public Housing. He stated that Robinwood will be at 100% on October 1, 2023. There are three vacant units in public housing at this time. Motion by Travis McColley, seconded by Sara Caron to Approve. Motion Passed.

B. Property Reports and List of Claims for Release

A motion was made by Travis McColley, seconded by Colin Maltbie to approve the List of Claims to be paid as presented. The motion passed on a 6/0 vote.

5. Items for Discussion

A. Review Meeting Protocols

Wanberg presented the meeting protocols as per the League of Minnesota Cities. No action taken as this time.

C. Deny Mobile Home Buyout Application for Ineligible Unit Located at 2218 Sundet Lane

Ian Luker presented the application which is outside the program guidelines. Both Travis McColley and Loni Ahlers felt that the HRA needed to keep the guidelines as presented. Travis McColley made a motion to deny the application, seconded by Sara Caron. The motion passed on a 6/0 vote to deny the application.

D. Review Mobile Home Buyout Program

Ian Luker presented the guidelines for potential modification to include the parks where the owners of the homes own the land as well. The board felt that they did not want to modify them to include those parks. Sara Caron made a motion to keep the guidelines as presented with no modifications, seconded by Mandy Barnes. The motion carried on a 6/0 vote.

E. HRA Budget related to City Staff Support

Wanberg explained that the EHC is actually the HRA and the attorneys strongly recommended dissolving the EHC and moving that over to the HRA. They are one in the same. Maltbie asked about a conflict of interest with the EHC and the board members being on that board as well as the HRA; Wanberg said that there wasn't one.

Travis McColley made the motion to move forward with the first option of having City Staff bring a contract to the next meeting with a proposed amount the HRA would budget for, seconded by Colin Maltbie. The motion passed on a 5/0 vote with McColley leaving the room at the time of the vote.

F. General Updates - August 2023

The next meeting, the board requested information on apartment inspections as per the conversation regarding the Ellison presentation on 202 Central and how it got to the point they described.

Also, to go through the different programs and identify them and assess the money that hasn't been used.

Wanberg mentioned the money from the legislature that was passed this year. This would be a pass through from the City Council, if they chose to give it to the HRA for

affordable housing. He thought that it might be around \$114,000. The following year it may be around \$50 or \$60,000/year. He suggested using it for the workforce housing. They have grant money for 5 or 6 Habitat homes that need to be completed by 2025. Caron asked about the unsheltered housing with the CAC. Wanberg said that it would be questionable since they would like the money spent quickly.

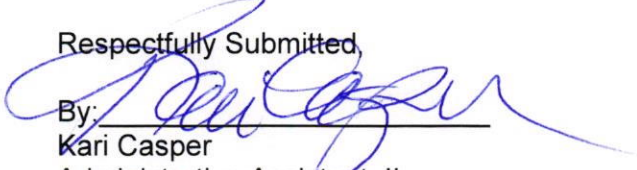
6. Public Hearings (None)

None.

7. Adjournment

Travis McColley made a motion to adjourn at 8:37 p.m., seconded by Sara Caron. The motion passed on a 6/0 vote.

Respectfully Submitted,

By: 

Kari Casper

Administrative Assistant, II