

**MINUTES OF THE
WATERTOWN ECONOMIC DEVELOPMENT AUTHORITY**
Regular Meeting Thursday, November 1, 2018

Ken Grotbo
Cory Mitteness
Roxanne Wilmes
Deborah Everson
Lindsay Guetzkow

1. Roll Call

Chairman Ken Grotbo called the joint EDA and City Council meeting to order at 8:35 a.m. Thursday November 1, 2018 in the Council Chambers.

EDA Members present: Grotbo, Roxanne Wilmes, Cory Mitteness, Deb Everson, and Lindsay Guetzkow.

Staff present: City Administrator Shane Fineran, City Planner Mark Kaltsas and Clerk/Treasurer Lynn Tschudi.

Guest: Brenda Lano from Carver County Community Development Authority.

2. Adopt Agenda

MITTENESS MOVED, EVERSON SECONDED A MOTION TO ADOPT THE AGENDA AS PRESENTED. ALL PRESENT VOTED AYE. MOTION CARRIED.

3. New Business

A. Approve Minutes from the September 19, 2018 EDA Meeting

EVERSON MOVED, GUETZKOW SECONDED A MOTION TO APPROVE THE MINUTES FROM SEPTEMBER 19, 2018. ALL PRESENT VOTED AYE. MOTION CARRIED.

B. Building Facade Improvement Grant Disbursement - 205 Lewis Ave S

City Administrator Fineran stated that Kevin Butcher recently acquired the building at 205 Lewis Avenue S. Butcher completed eligible enhancements to the facade of the building and qualifies for the Building Facade Improvement Grant of \$2,500. The city is in receipt of an application from Watertown Realty, LLC for the Building Façade Improvement Grant.

EDA discussed the improvements made at the 205 Lewis Avenue S building.

EVERSON MOVED, MITTENESS SECONDED A MOTION TO ADOPT RESOLUTION 2018-04EDA, APPROVING BUILDING FAÇADE IMPROVEMENT GRANT FUND DISBURSEMENT. ALL PRESENT VOTED AYE. MOTION CARRIED.

C. Land Trust Funding Commitment

Fineran said the Carver County Community Development Authority (CDA) is working with a Watertown resident who is interested in purchasing a home in the community. The CDA has identified a potential property that would be a good fit for the Carver County Community Land Trust Program.

Brenda Lano addressed the EDA. Lano explained that the land trust model is one that seeks to increase the affordability of home ownership for eligible purchasers. She said the program started in Chaska to make home ownership more affordable for employees of the city, police force and teachers. The land trust model makes homes affordable to families that make between 30-80% of

median area income. There are now homes available in Victoria and Waconia. Lano said there is a resident of Watertown who is interested in this model who has been on the land trust list for over two years. The CDA is requesting the EDA consider committing \$5,000 in 2018 for this particular property.

Everson asked if there is a specific home they plan to purchase. Lano said yes. Guetzkow asked what kind of homes make a good fit for the land trust. Lano said there are all different types of homes in the model. In this specific case, the CDA is looking at what works for this family as well as the condition of the home. Grotbo asked if the home would remain in the land trust. Lano said homes are rarely removed from the land trust model, but it does happen if the home becomes valued out of the affordable range. Grotbo asked about property taxes. Lano said the homeowner pays the property tax. Wilmes asked if the family would be able to afford the home. Lano said yes.

Lano explained that the owners have to be mortgage ready. They also attend training on buying a home as well as many additional meetings with real estate agents and attorneys. Wilmes said she would like to see the EDA give money to someone who would like to stay in the community. Grotbo asked who the CDA works with for the grant money. Lano said there are multiple agencies who look at the application and respond. Some of the money comes from bonds, community reinvestment funds, and Met Council. Grotbo asked how the city determined a \$5,000 contribution. Fineran stated it was a starting point and can be looked at in the future.

GUETZKOW MOVED, WILMES SECONDED A MOTION TO DISBURSE EDA FUNDS OF \$5,000 AS THE LAND TRUST FUNDING COMMITMENT FOR 2018, KEEPING 2019 BUDGET AS IS. ALL PRESENT VOTED AYE. MOTION CARRIED.

4. Adjournment

Other updates:

Lano updated that one emergency loan has been issued. Five businesses have used the small business grant. Residential has been slower with one disbursement being made and four other applications in process.

Everson asked for an update on the Movie Scene. Fineran said he is not aware if the building is for sale.

Fineran updated that council approved River Oaks, a senior assisted living facility, for use at the Elim homes site. Fineran updated that The Cookie Store and a dental office will be moving into the offices next to Subway.

Fineran said a new residential plat has been submitted by Loomis Homes for 37 single family lots in Forest Hills.

WILMES MOVED, GUETZKOW SECONDED A MOTION TO ADJOURN AT 9:29 AM. ALL PRESENT VOTED AYE. MOTION CARRIED.