



Minutes

**Roseville Economic Development Authority (REDA)
City Council Chambers, 2660 Civic Center Drive
Monday, May 13, 2019 – 6:00 p.m.**

1. Roll Call

President Dan Roe called to order a meeting of the Roseville Economic Development Authority (REDA) in and for the City of Roseville at approximately 6:00 p.m. Voting and Seating Order: Willmus, Laliberte, Groff, Etten, and Roe.

Present: President Dan Roe and Board Members Robert Willmus, Jason Etten, Wayne Groff, and Lisa Laliberte.

Others Present: Attorney Martha Ingram, Executive Director Pat Trudgeon, Community Development Director Janice Gundlach, and Housing & Economic Development Program Manager Jeanne Kelsey

2. Pledge of Allegiance

3. Approve Agenda

Groff moved, Laliberte seconded, to approve the agenda as presented.

Roll Call

Ayes: Willmus, Laliberte, Groff, Etten, and Roe.

Nays: None.

4. Public Comment

Without objection, Mayor Roe suggested forgoing Public Comment until the City Council meeting.

5. Business Items

a. Consider Request for Tax Increment Financing Assistance for 2720 Fairview Avenue (Reuter Walton)

Housing and Economic Development Program Manager Jeanne Kelsey and Community Development Director Janice Gundlach provided a brief summary of this request as detailed in the staff report and attachments dated May 13, 2019 and introduced Kyle Brasser of Reuter Walton and Dr. Mohiba Tareen of Tareen Dermatology to discuss the project.

Dr. Mohiba Tareen discussed her business operations in Roseville stating that she has been in Roseville for 8 years and loves being in

Roseville. She is currently in the medical office building at the corner of County Road C and Fairview. However she needs more space and really wants to stay in Roseville to serve the community residents. There is no additional space in the building she is currently in and she has had to open another office in Maplewood to satisfy the demand for their services.

Dr. Tareen indicated that she is real excited about partnering with Reuter Walton. She and her husband are familiar with Reuter Walton's projects and impressed on the quality of them. Dr. Tareen indicated that the Fairview site is the perfect fit for their growing business and that they would plan on taking up 20,000 square feet of the 40,000 of the office building. This project will allow her the necessary room to expand and keep her business in Roseville to continue to serve the residents and hoped that the City Council will be supportive of the project.

Mr. Brassler provided background on the Reuter Walton Company and reviewed examples of their housing and office projects. Mr. Brassler talked about the layout of the site with the market rate apartments being located on the northwest part of the parcel the office building on the southwest part of the parcel.

Member Laliberte asked Dr. Tareen if with the new building she would consolidate those employees and appointments into one location.

Dr. Tareen indicated that she would still keep the Maplewood office open as well as one they have in Faribault. Given the long-term lease for the Maplewood space she is not able to close that office. Each of the other offices are served by separate doctors and staff. She does have enough demand and need for her clinic's services that she is still in need of additional space.

President Roe thanked Mr. Brassler and Dr. Tareen for the presentation and indicated that the project is very exciting and is glad that Tareen Clinic is looking to stay in Roseville.

Member Etten had a question regarding the site plan regarding parking spaces and asked if staff has reviewed what is shown on the site plan for code compliance

Community Development Director Gundlach indicated that what is shown on the site plan currently has not been fully reviewed by staff at this time as it is more of a concept plan and that additional work and expense by the developer will be needed before a full

review can be done. In response to the number of parking spaces, Ms. Gundlach indicated that from a quick review that the office building seems to meet the need identified in the code which is one stall per 200 sq. ft. of office space. For the residential part of the development, staff has not looked closely at it but she did indicate the development will also have underground parking.

Member Etten inquired about why the EDA would subsidize market-rate housing.

Housing and Economic Development Program Manager Jeanne Kelsey explained the costs to build per square foot far exceeds the cost of what the market can bear for rents on a per square foot basis.

Member Etten inquired about how much did the City put into the properties across the street from City Hall.

Ms. Kelsey responded the EDA didn't put any money into the projects referenced by board member Etten and that rents across the street are \$4,000 a month or more and the market for these units are such that City subsidy isn't necessary.

Member Willmus asked about the current status of TIF 17 in Twin Lakes and what funds could be used from that district.

City Manager Trudgeon indicated that the 2720 Fairview Avenue property itself is not in the TIF 17 District and therefore is not directly eligible to utilize the TIF funds. In regards to the TIF 17 District, Mr. Trudgeon indicated that is comprised of two districts 17 and 17A. TIF District 17A is a Hazardous Substance Sub district (HSS) which is created to help clean-up environmentally contaminated sites. The City currently has special legislation pending at the Minnesota Legislature that will allow for full use of funds collected in the HSS district. It is hoped that if this legislation is passed, TIF District 17A can be decertified in a couple of years. In regards to TIF 17, Mr. Trudgeon indicated that the City has issued bonds for infrastructure needs in Twin Lakes that the future collections of the TIF District 17 will pay back over the remaining life of the district.

Member Willmus asked whether City staff had knowledge of whether a market rate project in the City of Shoreview was given financial assistance.

Ms. Stacie Kvilvang of Ehlers, the EDA's financial advisor confirmed the project mentioned by board member Willmus did receive substantial financial assistance from the City as have many market rate projects.

President Roe inquired about what the City could do to ensure a project is not over subsidized.

Ms. Kvilvang discussed the process of reviewing financials before and after the project has been completed and discussed various mechanisms concerning whether a project has a need for public subsidy, including look-back provisions.

President Roe offered an opportunity for public comment on this request. No one appeared to speak to this issue.

President Roe reminded the board members of the resolution before them is to support creation of a redevelopment tax increment financing district for 2720 Fairview Avenue to support the proposed mixed use project that consisted of approximately 117 units of market rate housing and 40,000 square feet of office for retention of an existing Roseville business.

Willmus moved, Groff seconded, adoption of REDA Resolution No. 40 (Attachment F) entitled, "Resolution Expressing Support for the Creation of a Redevelopment Tax Increment Financing District and Exploration of Other Financial Assistance Requested in Connection with a Proposed Mixed-Use Development at 2720 Fairview Avenue.

Member Willmus indicated the he liked this redevelopment and that it is retaining jobs and a business in Roseville. He indicated he is supportive of TIF requests that create and/or retain jobs. He further indicated that he is typically not supportive of TIF for housing developments, but noted that the last market rate apartments built in Roseville were the Lexington Apartments over 25 years ago. With that in mind, and the fact that what is in front of the City Council is a mixed-use development that will clean up a former trucking terminal site, he is supportive of the resolution.

Mr. Groff indicated that he was supporting this project for the same reasons as Mr. Willmus including retaining and keeping jobs in Roseville. This project also cleans up a contaminated property.

Member Etten indicated that he was supportive of the redevelopment of the site and the use of TIF for the office portion

of the development, but was still unsure if he could support TIF to help the market rate apartments, but was willing to listen to further discussion and advance the project through this initial first step.

Member Laliberte stated she was supportive of this redevelopment and the use of TIF for the reasons stated previously by her colleagues. She does take pause at using TIF for market rate housing, but indicated that it has been a long time since the City had a market rate multi-family development and therefore the EDA may need to assist the first ones to establish the market for this type of housing.

President Roe indicated that he is supportive of the request and will be voting in favor of the resolution for the reasons mentioned by his colleagues.

Ayes: 5

Nays: 0

Motion carried.

b. Consider Request for Financial Assistance for Roseville Edison II, LLC located at 3080 Old Highway 8

Housing and Economic Development Program Manager Jeanne Kelsey provided a brief summary of the request as detailed in the staff report and attachments dated May 13, 2019.

Member Laliberte asked staff about the amount of assistance the City has helped the developer secure and if any of that assistance was directly from the EDA.

Ms. Kelsey responded that the developer has secured over \$3.8 million dollars and while none of that assistance was given directly by the EDA the developer received EDA support which was integral in receiving the funds from outside agencies.

President Roe asked about the conditions in the resolution limiting the total number of units and number of homeless units and staff's rationale for them.

Ms. Kelsey responded staff's intention was to provide the EDA the opportunity to condition financial support upon the project details reflecting the original project presented to the EDA in 2017. Ms. Kelsey reviewed the proposed site plan indicating the amount of green space on the property was important because of the families that are intended to rent these units.

Member Groff sought further clarification on the number of units in the project.

Member Willmus asked a question concerning the original request for public assistance and how that compared to the current request and the need expressed by the developer at this time.

Ms. Kelsey clarified for the board the underwriting done at this time did not support financial assistance from the EDA but staff understood that the EDA may have a desire to provide support which is why staff's recommendation was for a nominal amount.

Member Etten asked about the amount of assistance recommended by staff, why staff would limit the number of units, and why staff would limit the number of homeless units. Member Etten questioned whether these limitations would be a hindrance for the developer in seeking additional support from outside agencies and ensuring the project is successful overall.

Ms. Kelsey reiterated staff's intention with the conditions was to get the project back to the original concept the EDA considered in 2017.

Member Etten asked for further clarification about how the various agencies award funds and how the scoring is determined.

Ms. Kelsey explained how Ramsey County provides placeholder funding until the rest of the funding sources make their awards. The process is point-based and competitive based on the other applications coming in at the same time.

President Roe asked if there was a representative of the developer that wanted to present, speak or stand for questions from the EDA.

Mr. Jamie Thelen, Sand Companies

Mr. Thelen stated his company requested a little over a million dollars about a year ago for 150 units of market rate housing, it was denied along with CDBG Funding. Sand Companies did work very hard, did get the first phase of the project selected, and are well under construction with expected opening in December or January depending on how things go. He said what was found out at the end of the project, with due diligence and about two million dollars in environmental conditions, along with some other conditions including concrete debris that is not covered under those funding sources. He indicated Sand Companies worked really hard and

does appreciate the City's support. They did find outside sources, not direct funding from the City to cover all of that and Sand Companies would really like, for the next phase coming in, to get it going because the TPRA application was the reason Sand Companies added the second 59-unit building. To qualify for additional units for affordability for the scoring, there could not be a project that already started construction.

Mr. Thelen indicated that they did not have any cities on their last application and would appreciate the opportunity to have support for this next phase. He stated without that, if construction gets delayed, the TPRA has a window of 2020-2021 and it is a long process. He stated in regard to other opportunities, if it is not CDBG, Sand Companies would appreciate anything, noting the potential SAC waiver is a nice opportunity. Sand Companies is a little concerned as to the reasoning why, how would it look for no long-term homeless units, and he thought most communities were pretty supportive of that. Mr. Thelen noted it is very important for the project to have some homeless units because that is a big scoring criterion and without that, they may not submit. He stated the difference between 209 units and 247 units comes down to, Sand Companies is going through a market study right now with Maxfield Research and it is either going to be a 91-unit market rate apartment building or 129-unit market rate building. That is really the difference Sand Companies is looking for. He noted the market study is supposed to be done in the next couple of weeks. He stated this is 38 additional units which is allowed in the zoning. That comes to almost \$95,000 a year in property tax the project will pay.

Mr. Thelen indicated he struggled a little bit as to why it would be a problem having those additional units, noting Sand Companies did get approval from the Met Council that the project can go up to that number of units. The project will not go below 209 units. He stated if there is an opportunity for SAC waiver, he thought it would be challenging for the project to have those two things tied to it but Sand Companies is certainly hoping CDBG is an opportunity.

President Roe stated on the recent proposal, park dedication fees show zero, and asked if that is because there is not going to be any platting done at this time.

Mr. Thelen stated that was correct.

Member Etten asked if Mr. Thelen would be arguing that CDBG funds are more helpful, and why versus the Sewer Access Credits (SAC).

Mr. Thielen stated the funding sources does not make a lot of difference. The easier funding source is the SAC credits but that is only \$59,000. If there are SAC credits for a larger number that would be great and easier for the project because there are certain Federal requirements.

Member Etten confirmed with Mr. Thelen that SAC credits would be preferred but with a higher number.

Mr. Thelen stated that would be the preference and would not have to be the full \$295,000 but what the City may feel comfortable with.

Member Willmus asked with respect to SAC charges versus CDBG, what is the impact to the City in terms of helping facilitate that.

Ms. Kelsey stated currently the SAC credit has a balance of over a million dollars available to utilize for developments moving forward. She stated staff did, in the development agreement, commit some of those dollars to McGough in order to fill some of the gap for that project. It is really based on whether the company needs financial assistance and to front the underwriting the City does with the financial advisor. That is how the funds are usually used in order to help fill the gap identified that there are fund balances available for.

Member Willmus asked what the City charges for the SAC.

Ms. Kelsey stated the fee is \$2,485.00 a unit plus a percentage of common areas.

Member Willmus asked why the City charges the fee.

Ms. Kelsey stated the Met Council is actually the one that charges the fee.

Member Willmus asked what the reasoning was behind the fee.

President Roe stated he was on a SAC Committee a few years ago and basically, addresses the additional demand on the sewer system from the redevelopment of the property over what it currently is. He stated it is essentially an impact fee.

Member Willmus asked what dollar amount McGough was looking for.

Ms. Kelsey stated McGough requested around \$30,000 or so that the EDA provided. She stated the EDA is able to choose whatever it wants to provide for this financial support for this development.

President Roe asked if there was a basis for the amount that was proposed.

Ms. Kelsey thought \$1,000 per unit because that is getting it to almost a half of what a full SAC charge is.

President Roe asked if there was a limit on how much of a SAC credit can be provided based on actually how much SAC fees a development would have to pay. He assumed the EDA cannot give more credits than what is charged.

Ms. Kelsey stated that is correct and does not approach what the maximum SAC fee would be. She stated the fee would be around \$120,000. She noted similar to what the County does, if there was still a gap after their development got funded by the others, the EDA could certainly have Sand Companies bring forward the additional request to help fill that gap if the County is not able to do so. At least this provides Sand Companies enough to get the scoring of the criteria for the second affordable phased project.

Member Etten asked if the SAC credits only tied to the 59 additional units or to the whole second phase.

Ms. Kelsey stated only to the second phase.

President Roe asked if the market rate is a separate phase to that.

Ms. Kelsey indicated that was correct.

President Roe offered an opportunity for public comment.

Ms. Cora Lueben, 2924 Asbury Street

Ms. Lueben asked if both developments are being supported by the City at the same level, noting one development has affordable housing and one development is at market value.

President Roe stated the quick answer is the affordable project is being supported overall at a higher level by all of the different funding sources. The City did not have any funding in the phase one, but the City did help facilitate the other sources of funding that went into phase one. A big chunk of funding for affordable projects is housing tax credits among other types of funding, which is not

something the City provides but is certainly in the mix. The level of overall assistance for the affordable project from all the different sources is higher than what the City is providing.

Ms. Lueben stated she wanted to know because she would like the City of Roseville to support affordable housing as much as possible.

No one else appeared to speak to this issue.

Member Willmus stated he looked to CDBG as being the more appropriate use. It is a project that is underway. The City seems to be hedging a little bit for a future project that may or may not come to fruition which gives him a little pause when he sees that in the narrative. If there was a combination of CDBG and SAC credits, he would be more comfortable.

Etten moved, Groff seconded, adoption of REDA Resolution No.41 (Attachment J) entitled, "Resolution in Support of City of Roseville Sewer Access Charge Credits for the Development of Edison Apartments.", changing the SAC credits to \$2,000 per unit for a total of \$118,000 and removing the limits in condition two of the Therefor Be it Resolved in the Resolution.

EDA Discussion

Member Etten thought a resident spoke well to this about how much the City is getting for high end and what the City is doing for the affordable piece. He thought it was appropriate for the City to put a little 'skin in the game'. The SAC credits are an available tool that the City has and if it is the most useful piece for the developer and helps unlock other dollars from outside sources, then he would support that. He stated he was not ready to cap the other pieces because if that all pools in to create other funding sources, it is all part of the game.

Member Groff agreed and stated housing was one of the priorities he brought up in January when talking about 2019 priorities and this fills one section of that. For that reason, he supported it.

Member Willmus stated Sand Companies is requesting, in essence, \$295,000 and he wondered where the support was for that. He asked whether the maker and seconder would consider an additional \$147,000 of CDBG funds.

Member Etten stated he was not ready to put that much in, considering not only the next item but there are other pieces for the EDA to consider. He thought it was important to not overcommit resources in any one basket but if the developer felt the CDBG funds would help in some additional way, he thought it was fine. He thought the SAC number he came up with goes near the limit without going over the limit for what is allowed for the development and 59 units. He would be open to some CDBG funds, but did not know at this point if it made that big of a difference.

Member Laliberte indicated she was also not comfortable with the condition of no more than eight units of rental housing for the homeless and was comfortable with removing that condition. She was more comfortable with a mix of funding and what staff recommended to assist the project. She stated she will be supportive but would have been supportive with a different scenario.

President Roe was supportive of the motion and thought an additional amount of support is helpful for the project and for the scoring. He agreed with pulling the conditions out as that allows for some flexibility as Sand Companies comes forward with their applications and development in trying to maximize the scoring the developer can achieve. He was concerned with a limited amount of CDBG funds to sort of commit too much of those into one area and knowing the EDA has a fairly significant pot of SAC credit funds, it is a little easier for him to apply those to this particular application, especially hearing that it might be a more beneficial type of funding in scoring the project. He noted he would be supportive of the motion.

Ayes: 5

Nays: 0

Motion carried.

- c. Consider Request for Community Development Block Grant Funds (CDBG) for 2680 Prior Avenue N (Schafer Richardson)**
Housing and Economic Development Program Manager Jeanne Kelsey provided a brief summary of this request as detailed in the staff report and attachments dated May 13, 2019.

Ms. Maureen Michalski, Schaefer Richardson provided a presentation to the EDA on Schafer Richardson and the proposed project.

President Roe thanked Ms. Michalski for being at the meeting and stated it was exciting to see what Schaefer Richardson is thinking about. He stated the EDA wanted to make sure the City does what it can to help Schaefer Richardson be successful on this site.

President Roe reported there was some discussion and questions regarding SAC credits previously. He asked if there was any benefit from Schaefer Richardson's perspective to have any kind of assistance in that form on this type of project. If the EDA were to mix up the funding sources or add more funding from different sources, how does that work for Schaefer Richardson.

Ms. Michalski stated SAC credits are great as well and thought Schaefer Richardson is at the beginning stages and really focused on having a match for the LHI application at this time. Then Schaefer Richardson would look more comprehensively and work with staff to outline a more comprehensive program of where Schaefer Richardson will be as far as funding, looking at different sources. She reported right now, they are focused on CDBG funds, but the project is still in the very early stages.

President Roe believed this site was in the Mounds View District, which is a very good school district but does not have the name Roseville attached to it. He stated the City generally has some building height limitations getting closer to the lake and park and in looking at the number of stories and where things are located, he advised Schaefer Richardson to keep that in mind. He stated this is also an area where the park area on the south part of the lake is kind of limited and if there is any platting involved and park dedication is discussed, this might be a project where land in lieu of cash might be appropriate.

President Roe thanked Ms. Michalski for her presentation.

President Roe offered an opportunity for public comment with no one appearing to speak to this issue.

Willmus moved, Groff seconded, adoption of REDA Resolution No. 42 (Attachment F) entitled, "Resolution Expressing Support for the Use of Community Development Block Grant Funds and Exploration of Other Financial Assistance Requested in Connection with a Proposed Mixed-Use Development within Twin Lakes Redevelopment Area."

EDA Discussion

Member Willmus stated this will be an interesting proposal to follow as it comes forward, noting commercial office type use and housing is something that certainly gets his attention. He is looking forward to seeing how the proposal changes and comes forward.

Member Groff indicated he is always pleased to see parts of Roseville getting cleaned up from contamination. He appreciated the chart that spelled out who could afford this and what jobs people might have because that is one of the things needed in Roseville, commenting that Roseville needs to have housing for beginning teachers and beginning fireman in the City. He is in support this.

Member Etten was generally supportive except he did not want to tie up all of the City's CDBG funds because he knew there were other pieces that need it as well in the City but also because this development is at such an early stage. He stated he was going to propose an amendment to this motion with two pieces to it.

Etten moved, Groff seconded, to amend the motion to by including a cap on the CDBG funds at \$150,000 and that the City commitment of financial support is conditioned on acceptance by the EDA of a refined site plan and use.

EDA Attorney Ingram stated the commitment of CDBG funds is currently in an amount not to exceed and is subject to a proforma analysis by Ehlers. Actual assistance may very well come out to under that, depending on what the financial needs are. As far as the site plan piece, that is more commonly a function of, not even the preliminary development agreement, but the actual final development agreement. She advised that is sort of inherent in action the EDA takes now, and the EDA will be making final determinations about that site plan at a later date.

President Roe stated the development agreement includes the financing part of it as well.

EDA Attorney Ingram agreed.

Member Etten said he would remove the second part of his amendment and keep the \$150,000 cap.

President Roe asked if there was a second to the amendment motion.

Member Groff indicated he would second the amendment.

President Roe stated he would like to propose a substitute amendment.

President Roe moved a substitute amendment in the Now Therefor It Be Resolved where it states: “Agrees to explore the use of CDBG funds or other City Assistance funds up to \$295,000.”

President Roe stated the substitute amendment motion failed for lack of second.

President Roe stated the original motion to amendis back on the floor for discussion.

Member Etten addressed the substitute motion, the “or” still would potentially use up all of the CDBG funds. He reported it still could have tied up all of the dollars and he wanted to make sure that did not happen, the reason why he wanted to put the cap at \$150,000. He would obviously support the project if it would go forward in a substantially similar form and he thought the EDA may have other ways it will be asked for supporting this project down the road.

Member Groff thought that was well said and agreed with all of those thoughts, stating he did not want to use up all of the CDBG funds this early in the year.

Member Willmus stated the EDA has a project that has come forward that has asked for help in matching dollars and the more dollars that can be matched, the better for the project to move forward. He reported the EDA has been talking about redeveloping Twin Lakes since the mid-1980s and the EDA has an opportunity to assist someone in getting off the ground and help further that effort. He felt pretty strongly about doing what the EDA can to start this off on the right foot. As a part of the presentation, the question with respect to SAC credits came forward and yes Schaefer Richardson would love those but indicated it did not help them at this phase. Member Willmus stated it was indicated the project was working with the CDBG dollars and he thought that is where the EDA should focus right now.

Member Laliberte tended to agree. She appreciated that this particular project is trying to leverage State dollars and to do that, Schaefer Richardson is going to need as much commitment as the EDA can with CDBG funds. She supports the original motion at this time and not the amendment.

Member Etten asked if the total amount the EDA gives Schaefer Richardson the key piece here. He wondered if \$150,000 versus \$295,000 would change Schaefer Richardson's scoring or their ability to get the dollars.

Ms. Kvilvang responded it did not. At the end of the day, there is going to be more dollars requested from the City than just this funding. It is something that is a 'foot in the door' for Schaefer Richardson to bring that forward. Certainly, more would be more helpful. She stated that likely there will be TIF request in regard to this as well and there will be other requests coming in the future.

Member Etten asked if the different amount now change their process for going for other dollars from outside sources.

Ms. Kvilvang stated it did not.

President Roe commented on the notion of not wanting to commit all of the City's CDBG funds now, what happens if the EDA were to commit the \$295,000 and someone else comes in for an application, noting the City cannot commit more than it has.

Ms. Kvilvang stated that was correct. The compromise brought up is the EDA can commit up to the \$295,000 in funding through CDBG and other City funds, which allows the flexibility of what pot the City staff would recommend in taking that out of.

Ayes: 3
Nays: 2 (Laliberte, Willmus)
Motion to amend carried.

President Roe stated the original motion has been amended for the Resolution with the \$150,000 amount in it.

Member Willmus stated he would seek to amend the original motion back to the motion President Roe had originally stated.

Member Willmus moved a substitute to the amended motion to change the wording in the Now Therefor Be It Resolved where it states, "Agrees to explore the use of CDBG funds or other City Assistance funds up to \$295,000".

President Roe stated that would be a new substituted motion for the amended motion. He indicated he would second that motion.

Member Willmus thought from his perspective, what the EDA brings forward as a level of support for these projects early on sends a signal and from that aspect, it made sense to look at it in that regard.

Member Etten stated he asked the question if it mattered the exact level so he did not know why this is being complicated when the EDA knows things will come back to them for a request for more funding in different ways. He preferred the clean, amended motion in that way and that the EDA moves forward knowing there will be more opportunities to provide more support. If the fight is over how much support, he thought the EDA will get another opportunity to do that.

Member Laliberte stated she will support it, noting it is early and this will not be the last time, but it does show support for projects in the Twin Lakes area which the City has been striving for, for a very long time.

Mr. Trudgeon asked for clarification on what the exact language would be.

President Roe stated on line 60 of the Resolution, second page, where it states, “agrees to explore the use of CDBG and other City assistance funds to finance up to \$295,000”.

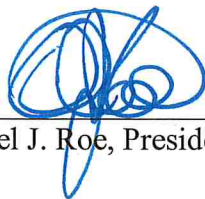
President Roe stated that could be anything and the EDA can always make adjustments as things come forward. He stated he still thinks it is nice to have that flexibility in terms of the CDBG funds, so he is supportive of the motion.

Ayes: 4
Nays: 1 (Groff)
Motion carried.

6. **Adjourn**

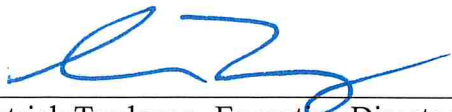
Willmus moved, Etten seconded, adjourning the REDA meeting at approximately 7:34 p.m.

Ayes: 5
Nays: 0
Motion carried.



Daniel J. Roe, President

ATTEST:



Patrick Trudgeon, Executive Director