



**Minutes**  
**Roseville Economic Development Authority (REDA)**  
**City Council Chambers, 2660 Civic Center Drive**  
**Monday, February 12, 2018 – 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, Etten, McGehee, and Roe.

**Present:** President Dan Roe and Commissioners Robert Willmus and Tammy McGehee

**Absent:** Commissioners Lisa Laliberte and Jason Etten

**Others Present:** Executive Director Pat Trudgeon, Attorney Martha Ingram, Housing & Economic Development Program Manager Jeanne Kelsey, Community Development Director Kari Collins

President Roe noted that Commissioner Laliberte is ill and therefore unable to attend the meeting. Commissioner Etten is at a work function and hopes to arrive between 6:45 and 7:00 pm. As there is a quorum present, the REDA will proceed.

**2. Approve Agenda**

McGehee moved, Willmus seconded, approval of the REDA agenda as presented.

**Ayes: 3**

**Nays: 0**

**Motion carried.**

**3. Public Comment**

President Roe deferred Public Comment to the City Council meeting later in the evening.

**4. Business Items**

**a. Consider Acquisition of 1125 Sandhurst Drive**

Housing & Economic Development Program Manager Kelsey presented the options for consideration as detailed in the staff report and attachments dated February 12, 2018. She noted this property was presented to the REDA back in December 2017. Several staff and REDA members have since visited the property. There are 3 options available to the REDA this evening:

1. Acquire home at market value so that there are no income restrictions on the property.
2. Acquire home at 25% of the market value for affordable housing (\$43,750).

3. Do not acquire.

Ms. Kelsey noted that if the REDA decides to acquire the property for affordable housing, it must remain as such for a minimum of 7 years. There is an account balance of CDBG funds of approximately \$345,000 which would be available for the acquisition of the home for affordable housing. It is not recommended that staff do the renovations, as a non-profit would be better suited for renovations.

Member Willmus noted the County's memo from January 17<sup>th</sup> and asked whether the County would look to recoup costs for remediation efforts.

Ms. Kelsey noted she has asked for clarification, and the County is not looking for the REDA to cover the abatement costs to date.

Member Willmus asked about staff's conversations with Habitat for Humanity or Northeast Metro District 916.

Ms. Kelsey responded Habitat for Humanity has come through the house, to see if they have interest in maintaining the home. Habitat has stated they would try to salvage the home and update the interior.

Member Willmus asked about next steps and timing with Habitat for Humanity or other interested organizations.

Ms. Kelsey noted REDA can ask Habitat for a proposal. Habitat has expressed interest because they are always looking for suburban opportunities; their issue is this would be a fall or a winter project, since their spring activity is already lined up. Additionally, city staff met with the Community Housing Development Organization (CHDO), which just completed their first home in suburban Washington County. CHDO also would be very interested in acquiring the property at this point. Thus, the two parties staff has spoken with so far do have interest.

Member McGehee expressed support for repairing the home, rather than tearing it down, and turning it into affordable housing opportunity for someone who can take advantage of living in a suburban community.

President Roe asked about the REDA's deadline to act.

Ms. Kelsey responded it is six months from the "hold" date of December 6, 2017. There has to be a resolution, regardless of the decision. There is an application that goes along with the resolution.

President Roe stated if the Board is looking for more information about firm partnerships, then the REDA will want to keep the deadline in mind. Perhaps

it is good to direct staff to firm up an arrangement with one of those organizations.

Member Willmus asked staff to also talk with Northeast Metro 916 as well to see what their program is. They are always looking for properties.

Member McGehee reiterated she is in favor of rehab.

President Roe summarized that it is the preference of the REDA to take the rehab approach, and therefore directs staff to look to agencies interested in that. The REDA also requests staff to work towards a firmed-up relationship to go forward with a rehab project, at which point the REDA can issue a resolution to the County.

**b. Review Economic Development Chapter of Comprehensive Plan**

Community Development Director Collins provided a brief overview of the highly revised Economic Development chapter of the Comprehensive Plan, based upon REDA feedback from the January meeting. The revised chapter is presented in the staff report and the attachments dated February 12, 2018. She noted this revised version is far more Roseville-centric.

WSB Consultant Erin Perdu was introduced.

Ms. Collins clarified that the final chapter version will include the average home value of \$236,900 that is utilized in the budget document (rather than the \$245,000 which is currently in the revised chapter).

Ms. Perdu communicated the variety of revisions that were made to the introduction to the opening section of the chapter, based on REDA feedback. She noted a What We Heard section has been added to this chapter. Additionally, a redevelopment section precedes the listing of the specific redevelopment areas. The particular areas remain the same as in the prior version, but the introduction is new. The overall goals are largely the same as the last version, though changes were incorporated. The goals were reworded, and there are more detailed strategies included, notably regarding development-friendly codes and processes. There has been discussion about the creation of desirable places, and how that fit in to being attractive to both businesses and employees.

Ms. Perdu asked for questions, comments, and concerns.

Member McGehee asked about the online survey referenced on page 10 in the What We Heard section. She is unclear about the total number of respondents, including the focus groups.

Ms. Perdu stated there might not be a hard number for the Intercept Boards, since those happened out in the community and people walked by and responded. However, she will check to see what metric can be found. The focus group includes a footnote that there were 6 participants in the economic development group.

Member McGehee thanked the consultants for revising the colors to be more readable. She asked for further explanation on the meaning of the chart on page 6.

Ms. Perdu responded that chart is just for Roseville data. She noted that some of the racial categories, there were so few numbers that a median household income is not generated.

Member McGehee commented on strategy 5 on page 21, specifically the phrase "Roseville's unique identity." She is unclear as to what that means, since it has not been formulated. She thanked Ms. Perdu and staff for their hard work on the much-improved chapter.

President Roe commented he has some grammatical and typographical notes he will pass along to staff, but he will mention the more substantive comments. On the background on page 1, he wondered about including the significant contribution made by the business community in paying City taxes that helps shift the tax burden away from the residential community. It might be worth including the importance of having a healthy tax base. Under Ambassador visits, he wondered about the language of "welcoming" an existing business, but perhaps it should be "thanking" an existing business. On page 3, the website address should be included parenthetically. On page 4, the worker/business mix graphic only talks about a small portion of the overall jobs, and yet the vast majority of the jobs are represented in the text above.

Ms. Collins noted the graphic can be fixed.

President Roe commented that on page 17, under Opportunity Areas, in the HarMar section, he would suggest using the word "critical" rather than "important." Additionally, rather than "tax revenue generation" in the Lexington & Larpenteur section, he would prefer "taxable value."

Member McGehee asked about the Lexington & Larpenteur section, as it mentions a CVS. She is not aware of a CVS, though there is a Walgreens.

Ms. Collins noted the business names can be replaced with drugstore, to be more generic.

Member Willmus asked whether the Council should be more generic with regard to other business names as well. He also noted that the REDA's past

conversations focused on the entire eastern boundary of the City, which extends farther than the graphic included in the chapter.

President Roe suggested adding another “Opportunity Site” to represent the Rice Street corridor north of Highway 36.

President Roe thanked staff and consultants for incorporating their feedback into the revised chapter.

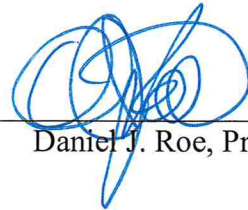
5. **Adjourn**

Willmus moved, McGehee seconded, adjourning the REDA meeting at approximately 6:28 p.m.

**Ayes: 3**

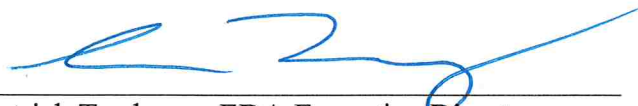
**Nays: 0**

**Motion carried.**



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Daniel J. Roe, President

ATTEST:



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Patrick Trudgeon, EDA Executive Director

