

CITY OF SAINT PETER, MINNESOTA
Economic Development Authority
REGULAR MEETING MINUTES
February 27, 2020
Saint Peter Community Center – Saint Peter Room

Call to Order:

The meeting was called to order at 12:00 pm by President James Dunn.

EDA members Dunn, Brad DeVos, Cory Abels, and Ed Johnson were in attendance. Members Bob Southworth and Mike Favre were absent. Community Development Director Russ Wille and Administrative Secretary Cindy Moulton were in attendance. Visitor present was realtor Judy Conroy (RE/MAX Dynamic Agents).

Approval of Agenda

Wille added additional reports. A motion by Abels, second by Johnson to approve the meeting agenda as amended. With all voting in favor the agenda was approved.

Approval of Minutes

A motion was by Abels, seconded by DeVos to approve the Regular Meeting Minutes of January 30, 2020. All members voting aye, the minutes were approved as presented.

Realtor Listing Agreement – Judy Conroy (RE/MAX)

At the January 30, 2020 EDA meeting a lengthy discussion was held on ways to market the City's two remaining speculative homes in Traverse Green. The Authority authorized Wille to obtain proposals from realtors interested in marketing the homes.

Wille stated that Southwest Minnesota Housing Partnership (SWMHP) prepared the Request for Proposal and that he mailed the information to local realtors. He indicated that Judy Conroy of RE/MAX Dynamic Agents was the only agent that responded to the solicitation.

Ms. Conroy's proposal provides her with a four (4%) commission for the sale of the spec homes. Wille stated that half of the commission would be provided to a real estate agent representing the buyer.

The proposal suggests the listing would expire on December 31, 2020. Wille explained that this is Judy's standard practice as all of her listings expire at the end of the year, at which time the contract could be extended.

Conroy addressed the EDA. She stated that she would like to list the homes at the reduced price but inform the potential buyer(s) that should they exceed the income guidelines, the price would increase by \$9,500.

Wille reviewed the spec homes current financials and stated the EDA is not in a terrible place at this point if the homes were sold at the listed price. However, given the experience of our partner, it is more likely that the specs will need to be sold below the listing prices.

Wille stated that he will inquire as to the legality of the EDA holding a closed session, to determine the minimum bid that would be accepted for each spec home. Once City Administrator Todd Prafke and City Attorney Jim Brandt have made a determination, Wille will schedule as Special Meeting at which time they will hold a closed session.

A motion was made by DeVos, seconded by Dunn to meet in a closed session to determine the minimum acceptable bid for each spec home. All members voting aye, the motion carried.

Conroy suggested that the amount determined by the EDA be kept confidential.

Reports

Unique Solutions – Unique Solutions is a housing developer out of the Fergus Falls area. They reached out to the Regional Economic Development Alliance members about the need and possibility of multi-family rental construction. Each community had a face-to-face opportunity with Unique Solutions. They are going to undertake some type of housing/market study and will get back to us if they wish to proceed. They expressed a sincere interest in Saint Peter given the low vacancy rate and our previous housing activities.

Cedar Box Company – The meeting with the Cedar Box Co. has been put on hold for 4 – 6 months as the company figures out their long term plan.

ADA/HPC Accessibility Grant Program – Applications are due tomorrow (February 28, 2020) by 4:30. There has been one application submitted to date.

Revolving Loan Report – Chippewa has a remaining balance of \$2,600 on their revolving loan.

Alumacraft – City staff met with Tavia Leonard and Scott Wilking of Alumacraft and discussed the need for a storm water treatment pond. Wille stated that there are grants available that could fund up to 50% of the cost of the pond.

Intersections Hwy 169 & Hwy 22 / Hwy 169 & Hwy 99 – In 2023, MNDOT plans to begin construction to correct the above mentioned intersections, to improve traffic flow. A public meeting has been scheduled for March 15, 2020 to allow the public to view and comment on the 4 concepts that MNDOT is proposing.

Brookshire Co. – Greater Mankato Growth (GMG) is trying to arrange a meeting with City staff and Brookshire Co. to discuss Brookshire's interest in entering into an Option Agreement for commercial/industrial properties in St. Peter.

Adjournment

A motion was made by Johnson, seconded by Dunn to adjourn. The meeting adjourned at 12:26 pm.