

MINUTES
FILLMORE COUNTY ECONOMIC DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS

Regular July Meeting

4:30 p.m.
Wednesday, July 18th, 2018
First Floor Conference Room
Fillmore County Courthouse
110 Fillmore St East
Preston, MN 55965

- I. Call to Order - 4:31
- II. Roll Call - Underbakke, Brown, Reisner, Lentz, Marzolf, Peterson, Walsh
- III. Approval of Minutes from June Meeting - Motion Brown, Second Underbakke
- IV. Financials
 - A. EDA Fund
 - B. RLF/Broadband Fund
- V. Broadband Updates - CenturyLink CAF starts placement of fiber at the end of July, if all goes well, should be ready for service by early september.
- VI. Comprehensive Recreation Map - The map as it stands is being used by Peterson to look at the trail they got SHIP funding for, and we've been talking how they can promote it.
- VII. Housing Study - Walsh reported he held a community meeting on June 27th. Harmony, Chatfield, Spring Valley, Preston, Ostrander and Bluff Country HRA were all present. All agreed Maxfield was the best choice, and that a housing study was needed. All also felt that the county needed to pay for a portion of the project directly. The main sentiments were that half of the housing in the county is in the "rural" areas, and even if the goal is to have no new housing there, understanding that housing is key to developing a plan to make that happen. Additionally, as the county is going to play a key part in any inter-urban investments that rely on housing development, i.e. road improvements, it is still beneficial for the county at large to pay for a portion of the study. Cindy Vitse from the HRA pointed out that they did not request funding this year, and asked that cost sharing by the county be considered an alternative to what that funding could have been.

Board Member Commissioner Lentz Recommended adding the full amount of the study to the 2019 EDA budget request, walking back any amount we receive in grants or outside aid. There was agreement by the board. It was also suggested to work with Maxfield once the budget was approved to start the study ASAP.

Marzolf motioned to add to 2019 budget, Brown Seconded. Unanimous.

- VIII. Business/Community Visits - Community Day in Peterson went well, did several business visits and developed relationship with City Clerk. In the future, I will need to provide more structure and promotional materials for the "host" however. Also met with SEMLM and the Trails, Beaver Bottom, Economy Cab, Tradewinds/Dairyland. Waiting on meeting with a Designated Hemp Farmer.
- IX. Solar Farms - My report to the Planning and Zoning Commission is attached. I feel the potential for economic and tax gain with minimal disruption to the agricultural or tourism industries in the county is too great to pass up. I will be presenting to P+Z on July 26th.

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- X. Rural Entrepreneurship Ventures - No report we received on this project.
- XI. Professional Networking Event - Walsh reported the event was still on for July 24th, good response so far. It is the same day at the Pork Producers Meeting in Fountain, which will make it crowded but should help numbers.
- XII. Individual Meetings
- XIII. Rural Housing Service Program Application - Coordinator Vickerman forwarded Walsh a grant opportunity from USDA. Walsh believes we should pursue the application as we understand that lower-price housing is important to meeting the needs of county residents in the current housing market. There is \$150,000 available, of which no more than 50% can go to a single entity (\$75k). The program can use up to 100% USDA Funds, but the most "points" come at 1:1 matching. The best balance of points and funding is at 80% USDA money at 20% county money for 10 out of 20 points (40% of the coverage for 50% of the points), which is where I would recommend. The county funding could come from direct funding from the commissioners, loans from the county, TIF, or outside sources.

Lentz clarified this would have to go before the Commissioners first. There was discussion in support of the program. Marzolf motioned and Underbakke seconded for Walsh to spend the time preparing an application and work with the commissioners to submit.
- XIV. Walk-on items - Walsh reported that just before the meeting, County Planning Administrator Adkins suggested a Joint EDA/Planning and zoning meeting w/ educational presentation later in the year. Part of the conversation would include discussion of a future Comprehensive Plan.
Additionally, CEDA sent along a contract manufacturing opportunity that Walsh would share with potentially interested businesses in the county. Riverside and Valley were both mentioned.
- XV. Adjourn - Motion by Brown, Second Marzolf. Approved 5:19