



loans, 26 loans total with the majority the COVID loans, Outstanding Principal down to \$79,261.97 but this total might not include the balance of the COVID loans. SCDP Income, 802 fund, fund balance at \$11,939, YTD Income at \$8,779 and Expenditures at \$11,938 primarily for the Extreme Beat Dance roof project, 6 loans with the Outstanding Principal at \$36,323. Housing Program, 804, fund balance at \$25,580, with YTD Income at \$15,530 and Expenditures of \$25,232, 20 loans out with the Outstanding Principal at \$66,367.

- c. SCDP Report - The available balance is at \$182.00, there were 24 projects that were approved. They are working to finish up the last projects and the goal is to close it out early spring at which time Nelson will talk with them again about the next round of grants and what they would suggest for that process.

## 5. Other Business

- a. Facade Improvement - Pillars - The recommendation from the JBDC was to approve the application as is with the full forgivable amount at \$5,000 with the applicant portion at \$8,540. The question is that we had \$20,000 out of the \$25,000 committed in the year 2020, this was dated at the end of the year, if we accept the recommendation where would you like us to categorize this for budgeting purposes? If it's decided to mark it as 2020, the amount will show in 2021. Nelson pointed out that a 2019 project was just finished and will be paid out later this month so those funds will show up in 2021. At this point, Culligan has been approved but not finished, Reed & Brinkman is getting finalized on their bill, the American Legion and Jasper are all the ones that Nelson could recall that are still in process from prior years. It was agreed that we need an agreement for this and future applications as to the process of approving and reflecting on the budget. It was agreed that applications completed and submitted will reflect according to that year, not according to final approval of both Boards.

**Olson moved to approve the Facade Improvement application for Pillars under the 2020 program since it was applied and received by December 30, 2020 and future applications must be received by the December 31st deadline; seconded by Finck. Motion passed.**

- b. Housing Study Recommendations Review - In the packet is the 2019 Study Recommendations from the 2019 Housing Report that Nelson wanted to bring to the table to get input for yearly goal settings for this next year. Nelson reviewed the list and pointed out that the housing development we wanted to work on for the retirement housing did not move forward this last year as we were unable to have in-person meetings so if things continue with limited ability for meetings we should look to have virtual meetings. For our current projects, we are still moving forward on the apartment project and working with the developer. Nelson asked if there is anything that should be switched around on the list for prioritization. Green is top priority, Do Next is second priority and orange is when able on the back burner. Nelson pointed out that these are just the housing goal list from the housing survey but if anyone has any other goals for the group please share them. Bargfrede asked if the EDA could help partner with the JEDC and City for any infrastructure needs at the DP4 that grants could be applied for. The Council talked about a grant that can be applied for that can get funds for the road but it doesn't cover the infrastructure so it was tabled as this would also have about a \$500k gap just for the street and the City has other street needs. The City can apply as Assessment for new infrastructure but if we don't have development going in the City won't receive the money. Bargfrede pointed out that in order to entice stores to come into a strip mall we need to have the utilities available and he would like for us to consider teaming up with the JEDC to apply for this grant to assist in getting the road and infrastructure in place. Nelson will check into flexibility in the 801 Revolving Loan fund to see if we can assist in some of the gaps and help with the grant process. It was brought up that the costs for construction and infrastructure keeps going up each year, so if we can assist the JEDC on using some of our funds with an agreement on repayment of

some type whether it be when lots sell or an amortized amount that would be in the best interest of the community. Back to the housing study recommendations, it was asked if now is the time to work on a market rate apartment building as the economy has had a downward shift due to Covid. Nelson stated that he feels that the need for market rate units has increased significantly since the 2019 Housing Study due to Windom adding over 400 jobs in the last two years, developers are even looking at building in Heron Lake, and currently AGCO is hiring again as well as HitchDoc. The biggest housing negative is Jordan Burmeister had set up the college housing and the in-person college attendance is at 256. Skaret shared that PrimePork is housing some of their workers in town at the Econo Lodge and other places. AGCO is still very interested in this project and would move their committed 5 units from Eagle Ridge to ours. The current hold up on this project is that the investor has been distracted by an existing purchase project, if that goes through then they will redirect back to this. It was asked for an update of Sunset View, at this point we will have one house completed in 2021 and another started in 2021. Nelson brought up that with the current shared listing agreement with the three real estate companies in town that the only places our lots are advertised is on the City's website and two of the three agencies. EXIT is unable to list them on their website due to the MLS regulations, they would need to have an exclusive listing so our lots are not on MLS.

## **6. Adjourn**

**Chair Sieler adjourned the meeting at 1:05 pm**