



## **Minutes**

### **Roseville Economic Development Authority (REDA) City Council Chambers, 2660 Civic Center Drive Monday, May 13, 2024 – 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: Groff, Strahan, Etten, Schroeder, and Roe.

**Present:** President Dan Roe and Board Members Jason Etten, Wayne Groff, Robin Schroeder, and Julie Strahan.

**Others Present:** Attorney Rachel Tierney, 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, Etten seconded, approval of the agenda as presented.

#### **Roll Call**

**Ayes:** Groff, Strahan, Etten, Schroeder, and Roe.

**Nays:** None.

#### **4. Public Comment**

#### **5. Business Items**

##### **a. Authorize Professional Services Agreement with Center for Energy and Environment for Energy Audit Services**

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, 2024.

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

Etten moved, Groff seconded, adoption of REDA Resolution No. 120 entitled, "Resolution Approving a Professional Services Agreement between the Roseville Economic Development Authority and the Center for Energy and Environment."

**Ayes: 5**  
**Nays: 0**  
**Motion carried.**

- b. **Consider Amendments to Contracts for Private Redevelopment for Roseville Leased Housing Associates I (Oasis) and II (Harbor) LLLP and Consent to New Collateral Assignment of the Tax Increment Financing (TIF) Note and Tax Increment**

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, 2024.

Member Groff asked if there was any difference in what the City is going to get in the end.

Ms. Kelsey explained after the TIF is modified there is a reduction of what the properties will generate in property taxes.

President Roe asked for clarification that the new, lower increment collections, in combination with the higher property values, will still cover the projected costs eligible for TIF on these projects. Ms. Kelsey confirmed that will be the case

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

Schroeder moved, Etten seconded, approving Resolution No. 122, approving amendments to Contract for Private Redevelopment with Roseville Leased Housing Associates I, LLP (Oasis).

**Ayes: 5**  
**Nays: 0**  
**Motion carried.**

Groff moved, Strahan seconded, approving Resolution No. 121 approving amendments to Contract for Private Redevelopment with Roseville Leased Housing Associates II, LLLP (Harbor) and Consent to New Collateral Assignment of the TIF Note and Tax Increment.

**Ayes: 5**  
**Nays: 0**  
**Motion carried.**

- c. **Discuss Soliciting Proposals for a Comprehensive Housing Needs Assessment/Market Study**

Community Development Director Janice Gundlach provided a brief summary of this request as detailed in the staff report and attachments dated May 13, 2024.

Member Strahan explained her understanding that in the past, a lot of times when the City considers thirty percent AMI or something for the deeply affordable, that those do are best at succeeding if somebody does have supportive housing. She wondered if that would be an opportunity or would there be area for them, if all these other factors and the housing study were to happen where the City might be able to utilize that type of funding in that way.

Ms. Gundlach explained there are very few developers who are equipped to work in the thirty percent AMI housing units and the developers that do it successfully are the non-profit developers that offer housing services on-site. Staff has spoken with a few of those developers over the years and they have not been interested in a project in Roseville for a variety of reasons. Also, a lot of times, these projects need project based Section 8 vouchers on top of affordable housing TIF. The language at the Legislature and the language in the sales tax talk about supportive services. There are organizations out there that offer supportive services that are not necessarily affiliated with a developer or project and if that legislation passes, staff thinks there is opportunity where the City could financially assist organizations for providing people housing in Roseville that is under the supportive services category.

Member Etten referenced the part of that request around understanding what the State funds could be used for after this Legislative session. He wondered if the study would look at how to spend that money with other organizations in the area.

Ms. Gundlach indicated she was not totally sure what that might be passed but indicated there are a couple of things. If that Legislation passes, it opens up more opportunities for the EDA to spend that sales tax money on administrative functions that provide help to people in supportive services. The other things is, there are a lot of people who are not necessarily homeless as they do not meet the definition because they have not been without a home for a certain period of time, or they are couch hopping. But, there might be other services that certain providers provide where maybe the City could offer assistance specifically to those who call Roseville their home. There are different data sources related to social services that are tangentially related to housing where the City might be able to offer direct financial assistance for those individuals or families who call Roseville their home.

Member Groff indicated there are a lot of things that have changed since the last time this was studied by the EDA and he thought these updates were really needed.

Member Schroeder concurred.

Member Strahan echoed the comments of the other members and thought a study would be very important. She also thought this would be very helpful as the City goes into the next Comprehensive Plan update.

President Roe offered an opportunity for public comment with no one coming forward.

The EDA directed staff to initiate an update to the 2018 Housing Needs Assessment as outlined in the staff report.

President Roe thanked staff for the update.

6. **Adjourn**

Strahan moved, Groff seconded, adjourning the REDA meeting at approximately 6:30 p.m.

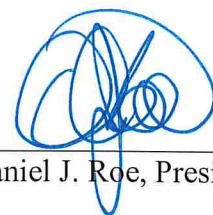
**Ayes: 5**

**Nays: 0**

**Motion carried.**

ATTEST:

  
Pat Trudgeon, Executive Director

  
Daniel J. Roe, President