



Minutes

**Roseville Economic Development Authority (REDA)
City Council Chambers, 2660 Civic Center Drive
Monday, July 15, 2024 – 6:00 p.m.**

1. Roll Call

Vice President Wayne Groff 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: Etten, Schroeder, Groff, and Strahan.

Present: Board Members Jason Etten, Wayne Groff, Robin Schroeder and Julie Strahan.

Others Present: City Attorney Rachel Tierney, Executive Director Pat Trudgeon, Assistant City Manager Rebecca Olson, Community Development Director Janice Gundlach, and Housing & Economic Development Program Manager Jeanne Kelsey

2. Pledge of Allegiance

3. Approve Agenda

Schroeder moved, Strahan seconded, approval of the agenda as presented.

Ayes: 4

Nays: 0

Motion carried.

4. Public Comment

5. Business Items

a. Consider a Resolution Authorizing and Restated Collateral Assignment of the TIF Notes for Roseville Leased Housing Associates I, LLP (Oasis).

Housing & Economic Development Program Manager Jeanne Kelsey provided a brief summary of this request as detailed in the staff report and attachments dated July 15, 2024.

Schroeder moved, Strahan seconded, the adoption of REDA Resolution No. 123 (Attachment 4) entitled, "Resolution Approving a First Amendment to Contract for Private Redevelopment."

Ayes: 4

Nays: 0

Motion carried.

b. Discuss Proposals for a Comprehensive Housing Needs Assessment

Community Development Director Janice Gundlach provided a brief summary of this request as detailed in the staff report and attachments dated July 15, 2024.

Member Strahan asked if the City has used Stantec in the past for other consulting projects.

Ms. Kelsey indicated engineering currently is using them for several other items and has good experience with them.

Member Strahan indicated Wilder's proposal was a much longer timeframe but planning to expanding this out to almost eighteen months versus five months. She wondered if that would produce the quality and quantity of work that the City could use in this situation.

Ms. Gundlach explained Wilder's proposal was vast and looked at a lot of different things. The way it was put together was à la cart so the City would not have necessarily had to do all of it. Presumably, if the EDA wished to work with them, City staff could whittle down that list or figure out what is important to shorten the time frame, but she is not concerned about the Stantec proposals timeframe given the information that they are going to be examining.

Member Schroeder asked if there was an estimate of how many homeless people there are in Roseville.

Cari McCollor explained currently on her caseload, she has twenty-five people that she is working with. She noted usually the average is twenty-five and it comes and goes. A lot of people at Motel 6 are clients of hers.

Member Schroeder stated Stantec has indicated they have made suggestions to other cities on homeless needs and what to do. Does the City staff have any idea what those suggestions were?

Ms. Kelsey indicated city staff would have to look at each city in which Stantec did work, noting that one case Stantec gave to city staff was an extensive case done for an entire County. She stated one thing she found interesting that the City has never gotten from a market study, is that Stantec also looks at the overburden, meaning, income overburden. The City could find out what that target is of the income that is needed. The other thing is that Stantec does it for affordable housing. Stantec looks at an extensive amount, which she was overly impressed with, and has not seen in any other market study company.

Member Etten agreed with the comments and positive goals of the proposal before them. One of the things he appreciated is Ms. Gundlach mentioning that the Wilder proposal might get the City into things that are uncontrollable. He indicated the City has excellent people on staff but does not have the resources

or the mandate from the State to handle the big picture here as much. He appreciated that partners were mentioned and he knew staff is working constantly with partners. He appreciated that work. Thinking about the list of who Stantec was going to talk to for their homelessness analysis, he noted City staff needed to make sure that Mary Sue Hanson at Suburban Ramsey Family Collaborative is contacted for collaboration and other partners for other needs in the community. He also wanted to make sure that Stantec works with the Mounds View schools as well because they also serve the community. He hoped that at some level the City would look at how to share this information with Ramsey County Public Health.

- c. **Discussion Regarding the Budget and Preliminary Levy Collectibles in 2025**
Community Development Director Janice Gundlach provided a brief summary of this request as detailed in the staff report and attachments dated July 15, 2024.

Member Etten stated he appreciated all of the details given and thought the EDA had the most transparent budget of any of the budgets. He appreciated the ease of viewing this. When he looked at the budget and proposed numbers, he thought the EDA could get to a zero levy pretty easily and for him, that would be a goal.

Member Schroeder concurred and liked the way the budget is laid out with the multiple years and budget versus actual. She also appreciated the staff sending out the fund balances for review. She also agreed that a zero levy would be a goal for her.

Vice President Groff agreed with the comments made and he thought the Stantec study would help the City study some of these things and help to make adjustments.

6. **Board and Executive Director Communications, Reports, and Announcements**

7. **Adjourn**

Etten moved, Schroeder seconded, adjourning the REDA meeting at approximately 6:34 p.m.

Ayes: 4

Nays: 0

Motion carried.

ATTEST:


Patrick Trudgeon, City Manager


Wayne Groff, Vice President