

BLUFF COUNTRY MINNESOTA MULTI-COUNTY HRA MEETING

**Monday, July 9, 2012
10:30 a.m.**

**Semcac Office
Rushford, MN**

I. CALL TO ORDER

Bob Carlson called the meeting to order.

II. ROLL CALL

Present: Bob Carlson, Tom Kaase and Sandy Wright
Absent: Tom Falbo
Staff Present: Gerry Krage, Vonda Budde and Cindy Vitse

III. APPROVAL OF MINUTES (February 2012)

Sandy moved to approve the minutes. Tom K. seconded the motion. Motion carried.

IV. BUSINESS

- A. **Financial Report** – Staff reviewed the financials with the board. Tom K. moved to approve the report. Sandy seconded the motion. Motion carried.
- B. **Loan Progress** –There has been no activity to report.
- C. **Spring Stone LLC Open House Update** – July 25, 2012 is the date for the open house. Staff will be attending. Cindy is checking with SWMHP to make sure they invited the local media. All board members received their invitations.
- D. **Vesterheim Update** – Gerry told the board the purchase agreement was signed and is good for two years. Things started to move ahead very fast once that was signed. This project has received a lot of attention from the funders. It is approximately a \$1.1 million dollar project. The owner will be the BCHRA with Semcac acting as the developer because of its CHDO status. June 12, 2012 was the deadline to submit the application packet to MN Housing. Next step is for the underwriters to review all applications. If we don't end up getting funded this time Gerry was told that there is a very good chance of getting funded during next year's round. With RD this project started as a pre-payment deal but ended up being processed as a transfer instead. Gerry reviewed the application with the board. A decision

by the funders will be reached sometime in October or November with closing in January 2013.

- E. Section 8/SEMMCHRA Update** – Information regarding SEMCCHRA’s intention to force Houston and Fillmore Counties to join them was shared. Both Fillmore and Houston Counties’ intention is to NOT join SEMMCHRA.
- F. Levy Discussion** – Gerry explained to the board that funds are needed to keep the HRA operating. Tom K’s suggestion was to get on each county’s budget agenda for next year. It was discussed and decided that Gerry needs to set up an appointment with each County to discuss what the current levy money has done in each county. Job creation should also be pointed out as an outcome due to the two projects the BCHRA was involved in. It was also suggested to give each county a forewarning about what the HRA is looking at for financial support. Gerry will contact each board to do an annual report for the HRA and to also ask the counties what they see the HRA’s role should be and/or future projects to work on. This will be completed this summer and reviewed at September’s BCHRA meeting.
- G. Future Planning Discussion** – Gerry told the board the HRA should be applying for projects like Vesterheim each year. There was a potential project in Caledonia (Tax Credit Project) but Gerry found out it would not score very high through the MN Housing’s RFP. Staff is however looking at working with the owner to rehab these units through a new pilot program at MN Housing called the Rental Rehab Deferred Loan (RRDL) Program. The HRA could possibly be the applicant for this program. Gerry also informed the board that he was recently approached regarding another Tax Credit project located in Rushford. Gerry will look into this option some more and report back to the board.
- H. MCPP Update** – Cindy updated the board that there had been a loan processed in each county. Fillmore usage is at 37.04% and Houston is at 37.50%.

V. ADJOURN

Next meeting will be Monday, September 24th, 10:30 in Rushford.

Motion to adjourn the meeting was made by Sandy. Seconded by Tom K. Motion carried.