

**ST. LOUIS COUNTY
HOUSING AND REDEVELOPMENT AUTHORITY**

AGENDA

**December 12, 2023
9:35 a.m.**

1. Call to Order
2. Approve Minutes of November 28, 2023 Meeting
3. City of Floodwood – Extension of Water Infrastructure (23-07)

Adjourn:

**ST. LOUIS COUNTY HOUSING AND REDEVELOPMENT AUTHORITY (HRA)
PROCEEDINGS**

Tuesday, November 28, 2023

The St. Louis County Housing and Redevelopment Authority (HRA) meeting was called to order at 10:46 a.m., at the City of Leonidas City Hall, Eveleth, Minnesota, with the following members present: Commissioners Annie Harala, Patrick Boyle, Ashley Grimm, Paul McDonald, Keith Musolf, Mike Jugovich and Chair Keith Nelson - 7 Absent: None - 0.

Commissioner Harala, supported by Commissioner Boyle, moved to approve the minutes from the September 12, 2023 HRA meeting. The motion passed; seven yeas, zero nays.

Commissioner McDonald, supported by Commissioner Harala, moved that the St. Louis County Housing and Redevelopment Authority (HRA) Board approves applying to Minnesota Housing for the 2024 Minnesota City Participation Program (MCPP) and authorizes the Interim Executive Director to submit the application. Upon acceptance of the application by the Minnesota Housing Finance Agency, the HRA Board authorizes the Interim Executive Director and a representative of the County Attorney to execute all the necessary documents related thereto. The motion passed; seven yeas, zero nays. HRA Resolution No. 23-04

Commissioner Jugovich exited the meeting at 10:50 a.m.

Commissioner McDonald, supported by Commissioner Harala, moved that the St. Louis County Housing and Redevelopment Authority (HRA) Board determines that the funding request from the Vermilion Housing Corporation will improve affordable housing and authorizes the Interim Executive Director and County Attorney to negotiate a \$7,500 grant funding agreement; and further, that the appropriate HRA officials and a representative of the County Attorney are authorized to execute the grant funding agreement on behalf of the St. Louis County HRA, along with all the necessary documents related thereto. Funds as needed are to be transferred from the HRA fund balance and be paid from HRA Fund 250, Agency 251001, or its appropriate fund. Tim Tomsich, of the Vermilion Housing Corporation, discussed issues the Vermilion Housing Corporation has had filling empty units due to building deterioration and the age of the units. The motion passed; six yeas, zero nays, one absent (Jugovich). HRA Resolution No. 23-05

Commissioner McDonald, supported by Commissioner Harala, moved that the St. Louis County Housing and Redevelopment Authority (HRA) Board determines that the funding request from the City of Cook will improve housing needs and authorizes the Interim Executive Director and County Attorney to negotiate an \$8,750 one-time grant funding agreement contingent upon receipt of authorizing resolutions by the Cook HRA Board of Commissioners; and further, that the appropriate HRA officials and a representative of the County Attorney are authorized to execute the grant funding agreement on behalf of the St. Louis County HRA, along with all the necessary documents related thereto. Funds as needed are to be transferred from the HRA fund balance and be paid from HRA Fund 250, Agency 251001, or its appropriate fund. Elizabeth Storm, Cook City Councilor, said \$8,750 is needed for the study and the total project is \$35,000. Liza Root, Cook City Councilor, said the last housing needs assessment was done in 1995. The motion passed; five yeas, one nay (Nelson), one absent (Jugovich). HRA Resolution No. 23-06

HRA RESOLUTION No. 23-04

WHEREAS, The Minnesota Housing Finance Agency (Minnesota Housing) has issued a request for applicants to participate in the Minnesota City Participation Program (MCP); and

WHEREAS, The St. Louis County Housing and Redevelopment Authority (HRA) is an eligible applicant, and HRA participation in the MCP is consistent with the mission and vision of the HRA; and

WHEREAS, Minnesota Housing's acceptance of the HRA application will provide affordable mortgage financing to first-time home buyers throughout St. Louis County.

THEREFORE, BE IT RESOLVED, That the HRA Board approves applying to Minnesota Housing for the 2024 MCP and authorizes the Interim Executive Director to submit the application.

RESOLVED FURTHER, That upon acceptance of the application by the Minnesota Housing Finance Agency, the HRA Board authorizes the Interim Executive Director and a representative of the County Attorney to execute all the necessary documents related thereto.

Unanimously adopted November 28, 2023.

HRA RESOLUTION No. 23-05

WHEREAS, The Vermilion Housing Corporation has requested \$7,500 from the St. Louis County Housing and Redevelopment Authority (HRA) for a housing assessment; and

WHEREAS, The HRA desires to fund the project pursuant to Minn. Stat. §469.012, Subd. 1t; and

WHEREAS, The HRA has available funding for such projects.

THEREFORE, BE IT RESOLVED, That the HRA determines that the funding request from the Vermilion Housing Corporation will improve affordable housing and authorizes the Interim Executive Director and County Attorney to negotiate a \$7,500 grant funding agreement.

RESOLVED FURTHER, That the appropriate HRA officials and a representative of the County Attorney are authorized to execute the grant funding agreement on behalf of the St. Louis County HRA, along with all the necessary documents related thereto.

RESOLVED FURTHER, That funds as needed be transferred from the HRA fund balance and be paid from HRA Fund 250, Agency 251001, or its appropriate fund.

Unanimously adopted November 28, 2023.

HRA RESOLUTION No. 23-06

WHEREAS, The City of Cook has requested \$8,750 from the St. Louis County Housing and Redevelopment Authority (HRA) for a housing study; and

WHEREAS, The HRA desires to fund the project pursuant to Minn. Stat. §469.012, Subd. 1t; and

WHEREAS, The HRA has available funding for such projects.

THEREFORE, BE IT RESOLVED, That the HRA determines that the funding request from the City of Cook will improve housing needs and authorizes the Interim Executive Director and County Attorney to negotiate an \$8,750 one-time grant funding agreement contingent upon receipt of authorizing resolutions by the Cook HRA Board of Commissioners.

RESOLVED FURTHER, That the appropriate HRA officials and a representative of the County Attorney are authorized to execute the grant funding agreement on behalf of the St. Louis

County HRA, along with all the necessary documents related thereto.

RESOLVED FURTHER, That funds as needed be transferred from the HRA fund balance and be paid from HRA Fund 250, Agency 251001, or its appropriate fund.

Yeas – Commissioners Harala, Boyle, Grimm, McDonald, Musolf – 5

Nays – Commissioner Chair Nelson – 1

Absent – Commissioner Jugovich – 1

Adopted November 28, 2023.

At 11:09 a.m., November 28, 2023, Commissioner Harala, supported by Commissioner Grimm, moved to adjourn the meeting. The motion passed; six yeas, zero nays, one absent (Jugovich).

Keith Nelson, Chair of the St. Louis County HRA

Phil Chapman, Deputy Auditor/Clerk of the St. Louis County HRA

St. Louis County Housing Redevelopment Authority
Board of Commissioners
Request for HRA Board Action 23 – 07

From: Brian Fritsinger, Deputy Administrator/
Interim HRA Executive Director

Date: December 12, 2023

Reviewed by: Kevin Z. Gray, County Administrator

Attachments: yes no

ITEM: City of Floodwood – Extension of Water Infrastructure

Background/Overview:

In 2019, the City of Floodwood (City), in partnership with the St. Louis County Housing and Redevelopment Authority (HRA), conducted a housing study. The housing study recommended the City develop 22 new rental units and to develop lots for new construction of single-family homes. The City indicated that it is experiencing a housing shortage and recognizes the need for additional housing.

The City has been in communication with a developer who owns land along County Road 8 and is interested in developing five single-family homes on the site. The land currently has sewer infrastructure adjacent to the property, but no water infrastructure. The City proposes to extend water infrastructure along County Road 8 to Popular Street to enable and encourage housing growth within the City. The City has worked with Short Elliott Hendrickson, Inc. (SEH) on developing engineered cost estimates for the project. The total estimated cost to extend the water infrastructure is \$171,650. The City has already paid for the design and inspections of the project. If the project is funded, construction would begin in the spring of 2024.

The City is requesting a \$150,000 one-time grant to fund a portion of the extension of water infrastructure for the new housing development from the St. Louis County HRA. The City will cover any costs over the \$150,000 required to bring water services to these lots.

Policy Objectives:

To administer and fund this project under Minn. Stat. §469.012, Subd. 1d.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The current fund balance of the St. Louis County HRA is \$602,529.61. If awarded, the balance would be \$452,529.61.

Recommendation:

It is recommended that the HRA Board award a one-time grant of \$150,000 to assist in the completion of the City's water infrastructure extension for a new housing development and authorizes the appropriate HRA and County officials to execute the funding agreement and documents related thereto.

City of Floodwood – Extension of Water Infrastructure

BY COMMISSIONER _____

WHEREAS, The City of Floodwood has requested \$150,000 from the St. Louis County Housing and Redevelopment Authority (HRA) for the extension of water infrastructure for a new housing development; and

WHEREAS, The HRA desires to fund the project pursuant to Minn. Stat. §469.012, Subd. 1d; and

WHEREAS, The St. Louis County HRA has available funding for such projects.

THEREFORE, BE IT RESOLVED, That the HRA determines that the funding request from the City of Floodwood will improve housing needs and authorizes the Executive Director and County Attorney to negotiate a \$150,000 one-time-grant funding agreement.

RESOLVED FURTHER, That the appropriate HRA officials and a representative of the County Attorney are authorized to execute the grant funding agreement on behalf of the HRA, along with all the necessary documents related thereto.

RESOLVED FURTHER, That funds as needed be transferred from the HRA fund balance and be paid from HRA Fund 250, Agency 251001, or its appropriate fund.



St. Louis County, Minnesota

Housing and Redevelopment Authority Project Funding Application

Form

2001

Rev. 11-18-2021

About: The St. Louis County Housing and Redevelopment Authority (HRA) was created in 1988 in accordance with Minnesota Statutes and has the same powers as a municipal HRA. Its primary operational territory includes communities in St. Louis County that do not have a municipal HRA. The St. Louis County HRA may also operate in communities with a municipal HRA through invitation by the local HRA.

Its objectives include:

- Maintaining and expanding affordable housing opportunities
- Strengthening communities through redevelopment and revitalization activity
- Maximizing impact of available financial resources

APPLICANT INFORMATION

Organization/Applicant Name

City of Floodwood

Type of Organization

Government Non-profit

Daytime #

218-476-2751 ext. 22

Date

11/15/2023

Address

111 W. 8th Ave.

City

Floodwood

State

MN

ZIP

55736

Email

csuonvieri@ci.floodwood.mn.us

Contact Person *If applicable*

Cory Suonvieri

Contact Person #

218-476-2751

Federal Id Number

41-6005161

DUNS Number

1430538870000

PROJECT INFORMATION

Project Title

County Rd. 8 Infrastructure Extention

Site Address *If applicable*

City

Floodwood

PROJECT TYPE

Housing Community Facility Public Infrastructure Economic Development Public Service

PROJECT ACTIVITY

Acquisition Clearance Infrastructure Historic Preservation Rehabilitation Public Services

Economic Development Accessibility Improvements Other

FUNDING REQUEST

Amount of (\$) of HRA Request

\$150,000.00

Amount of (\$) of Community or Agency Resources

\$21,650.00

Amount (\$) from Other Sources

Total Project Cost (\$)

\$171,650.00

APPLICATION NARRATIVE

Please describe the problem or need and how it was identified.

A developer who has obtained lots along County Rd. 8 has approached the City of Floodwood interested in developing a number of housing units along County Rd. 8. These lots currently do not have City water infrastructure. The City proposes extending the water services along County Rd. 8 to Poplar Street to enable and encourage housing growth in the City.

What are you proposing to do to address the problem or need?

Extend water and waste water services to these properties.

How will HRA funds be used and what is the timeframe for the project or program?

Funds will be used to extend the water service along County Rd. 8. Construction will begin as soon as possible in Spring of 2024.

What is the status of uncommitted funding to the project?

The City of Floodwood will cover any costs over the \$150,000 required to bring water services to these lots.

What is the status of the organization's open HRA awards? (Not applicable to first time applicants)

n/a

BUDGET WORKSHEET

Estimated Source and Use of Funds

Use of Funds	Source of Funds					
	HRA Request	Total Community or Agency Resources	Other Fund Source	Other Fund Source	Other Fund Source	
Expected Start and End date of Funding	Begin 05/01/2022 End 10/31/2023	Begin 11/14/2023 End Spring '24	Begin End	Begin End	Begin End	
Status of Funding		Committed <input checked="" type="checkbox"/> Not Committed <input type="checkbox"/>	Considering <input type="checkbox"/> Applied for <input type="checkbox"/> Committed <input type="checkbox"/>	Considering <input type="checkbox"/> Applied for <input type="checkbox"/> Committed <input type="checkbox"/>	Considering <input type="checkbox"/> Applied for <input type="checkbox"/> Committed <input type="checkbox"/>	
Itemize Activity/Use of Funds below:						
Extend water lines	\$150,000.00	\$21,650.00				\$171,650.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
TOTAL	\$150,000.00	\$21,650.00	\$ 0.00	\$ 0.00	\$ 0.00	\$171,650.00

ORGANIZATIONAL STRUCTURE**Please list members of the project team and describe their roles.**

Member Name	Role
Tad Farrell	Mayor
Melinda Felknor	City Clerk
Derek Hart	City Councilor
Tim Lamping	City Councilor
Joshua Lassila	City Councilor
Cory Suonvieri	Deputy Clerk

ATTACHMENTS**Required attachments for ALL applicants.**

1. A resolution by the governing body authorizing the applicants to apply for and receive funds.
2. Other relevant information.

AGREEMENT

Authorized Applicant Name: Cory Suonvieri	Title Deputy Clerk	Date: 11/15/2023
Please type your name or print and sign.		

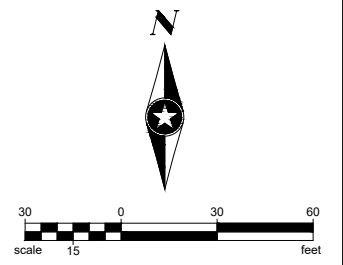
The application and accompanying documents may be email to: communitydevelopmentinfo@stlouiscountymn.gov

APPLICATION FOR PAYMENT

CITY OF FLOODWOOD
 5TH AVE WATER IMPROVEMENTS - PHASE 2
 SEH NO. FLOOD 171574

LINE	ITEM	UNIT	QNTY	EST PRICE	CO RD 8 HYDRANT TO POPLAR STREET ALLEY HYDRANT						
					SEWER		WATER		STORM		PROJECT SUBTOTAL
					QNTY	SUBCOST	QNTY	SUBCOST	QNTY	SUBCOST	
1	MOBILIZATION	LUMP SUM	1	\$30,000	0.3	\$ 9,000	0.6	\$ 18,000	0.10	\$ 3,000	\$ 30,000
2	CLEARING AND GRUBING	LUMP SUM	1	\$15,000		\$ -	1	\$ 15,000		\$ -	\$ 15,000
3	SALVAGE SIGN	EACH	4	\$300		\$ -	4	\$ 1,200		\$ -	\$ 1,200
4	SAWING BITUMINOUS PAVEMENT (FULL DEPT)	LIN FT	150	\$4	50	\$ 200	100	\$ 400		\$ -	\$ 600
5	REMOVE BITUMINOUS PAVEMENT	SQ YD	140	\$5		\$ -	140	\$ 700		\$ -	\$ 700
6	COMMON EXCAVATION	LUMP SUM	1	\$4,000		\$ -		\$ -	1	\$ 4,000	\$ 4,000
7	CRUSHED ROCK	CU YD	180	\$70	60	\$ 4,200	120	\$ 8,400		\$ -	\$ 12,600
8	AGGREGATE SURFACING (CV) CLASS 5	CU YD	50	\$60	20	\$ 1,200	10	\$ 600	20	\$ 1,200	\$ 3,000
9	BITUMINOUS PATCH SPECIAL 1	SQ YD	180	\$60	60	\$ 3,600	60	\$ 3,600	60	\$ 3,600	\$ 10,800
10	15" GS PIPE APRON	EACH	8	\$500		\$ -		\$ -	8	\$ 4,000	\$ 4,000
11	15" PIPE CULVERT (PE)	LIN FT	160	\$62		\$ -		\$ -	160	\$ 9,920	\$ 9,920
12	18" RC PIPE APRON	EACH	4	\$2,100		\$ -		\$ -	4	\$ 8,400	\$ 8,400
13	18" RC PIPE CULVERT CLASS V	LIN FT	86	\$80		\$ -		\$ -	86	\$ 6,880	\$ 6,880
14	HYDRANT	EACH	1	\$7,000		\$ -	1	\$ 7,000			\$ 7,000
15	6" GATE VALVE & BOX	EACH	1	\$3,500		\$ -	1	\$ 3,500			\$ 3,500
16	8" GATE VALVE & BOX	EACH	2	\$5,000		\$ -	2	\$ 10,000			\$ 10,000
17	CONNECT TO EXISTING WATERMAIN	EACH	2	\$2,000		\$ -	2	\$ 4,000			\$ 4,000
18	1" CURB STOP AND BOX	EACH	7	\$850		\$ -	7	\$ 5,950			\$ 5,950
19	1" CORPORATION STOP	EACH	7	\$500		\$ -	7	\$ 3,500			\$ 3,500
20	6" WATERMAIN C900	LIN FT	20	\$80		\$ -	20	\$ 1,600			\$ 1,600
21	8" WATERMAIN C900	LIN FT	780	\$80		\$ -	780	\$ 62,400			\$ 62,400
22	1" WATER SERVICE (OPEN CUT)	LIN FT	50	\$40		\$ -	70	\$ 2,800			\$ 2,000
23	DUCTILE IRON FITTINGS	POUND	400	\$20		\$ -	400	\$ 8,000			\$ 8,000
24	TRAFFIC CONTROL	LUMP SUM	1	\$4,000		\$ -	0.50	\$ 2,000	0.50	\$ 2,000	\$ 4,000
25	EROSION CONTROL	LUMP SUM	1	\$2,500	0.25	\$ 625	0.50	\$ 1,250	0.25	\$ 625	\$ 2,500
26	STORM DRAIN INLET PROTECTION	EACH	4	\$250		\$ -	2	\$ 500	2	\$ 500	\$ 1,000
27	SILT FENCE, TYPE HI	LIN FT	150	\$7		\$ -	100	\$ 700	50	\$ 350	\$ 1,050
28	SEDIMENT CONTROL LOG, TYPE STRAW	LIN FT	150	\$8		\$ -	100	\$ 800	50	\$ 400	\$ 1,200
29	COMMON TOPSOIL BORROW	CU YD	150	\$65	50	\$ 3,250	50	\$ 3,250	50	\$ 3,250	\$ 9,750
30	TURF ESTABLISHMENT	LUMP SUM	1	\$2,500	0.25	\$ 625	0.50	\$ 1,250	1	\$ 1,250	\$ 3,125
31	HYDRAULIC STABILIZED FIBER MATRIX	POUND	3300	\$4	1200	\$ 4,200	1500	\$ 5,250	600	\$ 2,100	\$ 11,550
33	CONNECT TO EXISTING SANITARY SEWER	EACH	1	\$500	1	\$ 500		\$ -		\$ -	\$ 500
32	8"x4" WYE	EACH	7	\$454	7	\$ 3,178		\$ -		\$ -	\$ 3,178
34	4" SANITARY SERVICE PIPE	LIN FT	70	\$40	70	\$ 2,800		\$ -		\$ -	\$ 2,800
35	8" SANITARY SERVICE PIPE	LIN FT	400	\$45	400	\$ 18,000		\$ -		\$ -	\$ 18,000
36	4" SEWER CLEANOUT	EACH	7	\$800	7	\$ 5,600		\$ -		\$ -	\$ 5,600
37	SEWER MANHOLE	EACH	2	\$4,000	2	\$ 8,000		\$ -		\$ -	\$ 8,000
						\$ 64,978		\$ 171,650		\$ 51,475	\$ 279,303
						23%		61%		18%	100%

TOTAL CONSTRUCTION	\$	279,303
10% CONTINGENCY	\$	27,930
GEOTECHNICAL CONSULTANT	\$	3,000
DESIGN ESTIMATE	\$	55,000
INSPECTION ESTIMATE	\$	35,000
TOTAL PROJECT COST ESTIMATE	\$	400,234



CONNECT TO EXISTING 8" WATER MAIN
PL 8" GATE VALVES

PLACE 8" WATER MAIN
IN COUNTY ROW DITCH

PLACE 1" CORP STOP, 1 EA
PL 1" WATER SERVICE, 10 LF
PL 1" CURB STOP, 1 EA

4TH AVENUE E

PL 6" WM PIPE, 20 LF
PL 6" GATE VALVE, 1 EA
PL HYDRANT, EA
CONNECT TO EXISTING WM

CONNECT TO EXISTING 8" WATER MAIN

Save: 8/8/2023 5:24 PM [newman Plot: 8/8/2023 5:38 PM X:\F\F\FLOOD171574\5-final-dsgn\51-drawings\10-Civil\card\dwg\exhibit\Water Extension - Exhibit.dwg

OLA DIANE
125-10-1780
501 5TH AVE E

DOC NO 0538054

RAUTIO RONALD & ELSIE
125-23-0020 &
125-23-0030
301 5TH AVE E

DOC NO 00877116

TOLLGAARD TIMOTHY
125-23-0050 &
316 4TH AVE E

JASEK MICHAL
125-23-0070
125-23-0080
125-23-0023
125-23-0024
12343 GRANRUTH ROAD

RICHARD VITTETOE
125-23-0021
125-23-0022
PO BOX 445

SANDSTROM BAILEY
125-23-0019
125-23-0020
410 4TH AVE

HEGGEDAHL DANNY
125-23-0017
125-23-0018
17142 HAILTON DR
LAKEVILLE, MN

BAILEY SAM
125-23-0016
PO BOX 186

DOC NO 0530378

WILLIAMS DAVE
125-23-0009
125-23-0010
125-23-0011
510 HWY 73 PO BOX 499

SUONVIERI JOHN H
125-23-0014
501 ASH ST

RUNQUIST DEANNA
125-10-1800
501 5TH AVE E

FLOODWOOD ASSEMBLIES OF GOD CHURCH
125-12-0010
11698 HWY 8

SCHARNBERG KEVIN
125-12-0040
11694 HWY 8

BAILEY HAZEL I LIVING TRUST
125-40-0136
11690 HWY 8

	PROJECT NO.	WATER MAIN EXHIBIT UTILITY EXTENSION CO RD 8 FLOODWOOD, MN
	FLOOD 171574	
	DATE:	
	8/2/2023	

**CITY OF FLOODWOOD
RESOLUTION 20231114-001
Resolution to Approve Grant Application to St. Louis County for \$150,000 in
HRA Funds for Extending Water Infrastructure**

A Resolution to Approving Grant Application to St. Louis County for \$150,000 in HRA Funds for Extending Water Infrastructure

Resolved by the City Council of the City of Floodwood, that:

WHEREAS, the City of Floodwood is a political subdivision/local government unit of Minnesota organized/operating under the laws of the State of Minnesota; and

WHEREAS, the City of Floodwood is experiencing a housing shortage, and recognizes the need for additional housing; and

WHEREAS, the City of Floodwood supports the extension of water infrastructure along County Rd. 8, to encourage the growth of housing; and


WHEREAS, the City of Floodwood supports the HRA grant application for the extension of water infrastructure for housing;

NOW, THEREFORE BE IT RESOLVED if the City of Floodwood is awarded a HRA grant by St. Louis County, the City of Floodwood hereby agrees to accept the grant award and may enter into an agreement with St. Louis County for the above referenced project. The City of Floodwood will comply with all applicable laws and environmental requirements as stated in the grant agreement; and

BE IT FURTHER RESOLVED that the Mayor and Deputy Clerk are hereby authorized to submit and execute all documents, agreements and applications which may result from this grant,

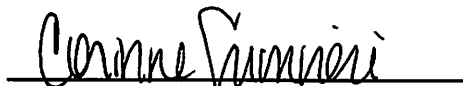
BE IT FURTHER RESOLVED that the City of Floodwood hereby assures that this project, upon completion, will be properly utilized.

Adopted this 14th day of November 2023.


Tad Farrell Mayor


Melinda Felknor City Clerk

I, Corinne Suonvieri, Deputy Clerk for the City of Floodwood, hereby attest this a true and correct copy of RESOLUTION 20231114-001, Resolution to Approve Grant Application to St. Louis County for HRA Funds for Extending Water Infrastructure was adopted by the Floodwood City Council on the 14th day of November 2023.


Corinne Suonvieri, Deputy Clerk

