

City of Decorah Economic Development and Property Committee Meeting
Monday, December 17, 2018 – 6:30pm (*immediately following the regular city council meeting, 6:38pm*)

The City of Decorah Economic Development and Property Committee met on Monday, December 17, 2018 at 6:38pm. Chair Dan Bellrichard called the meeting to order and the following answered roll: Kirk Johnson, Ross Hadley, and Steve Luse. Others in attendance include Mayor Lorraine Borowski, Andy Carlson, and Johanna Bergan.

Others in attendance: City Manager Chad Bird.

Agenda

Discussion regarding residential property tax abatement program

Bellrichard opened the meeting by asking for input from the committee about the City's abatement program.

Carlson asked if it is truly an affordable housing program or an economic development program. He noted if it is an affordable housing program it should have some cap on development if not, then no cap should be implemented.

Bergan noted the city seems to be doing a lot for economic development but not much to truly support affordable housing.

Johnson discussed the residual of affordable housing and the market turn-over when homeowners sell homes to build new.

Hadley and Bergan discussed ways TIF might be used to drive specific incentive and support to low and moderate income (LMI) housing.

Luse believes the program should be phased out over the next two years in favor of more specific LMI housing. He proposed a two-year, 2019 and 2020 program with a cap at \$300,000.

Bellrichard would like to see a \$250,000 cap for a three-year abatement.

Hadley stated he is alright with the program as is if it is economic development.

Hadley and Bergan would like to see a different and specific affordable housing program but would consider keeping the current residential abatement program.

Tade Kerndt noted the program was originally started to get housing started in Decorah as 2013 and 2014 say very little housing activity.

The general consensus of the committee is to recommend the program remain as is.

The committee would like to look into affordable housing in a different context in January.

There was no other business and the meeting adjourned at 7:25pm.

Respectfully submitted,

