

**City of Menahga**  
**Special City Council Minutes**  
**Monday, January 8, 2018**

The Menahga City Council held a special meeting on Monday, January 8, 2018. Mayor Foss called the meeting to order at 6 pm.

Comprising a quorum of the council, the following members were present:

Dennis Komulainen  
Maxine McNeece – via skype

Tim Ellingson  
Patrick Foss

Craig Lawrey

Ed Zimny, Central Minnesota Housing Partnership:

- Referred to his work with three different communities;
- Provided background regarding the start of the preliminary application process;
- Explained the maximum amount per project, with an average of \$19,000 per project;
- Expanded on the DEED recommendation of two target areas;
- Commented on eligible items and health and safety issues involving the residential target areas;
- Stated the residential area grant covered 90% of the project with a lien placed on the home;
- Projected three commercial areas with 80% covered by the grants, 20% loan;
- Explained the eligible commercial improvements;
- Expanded on the National Historic register;
- Spoke of administrative costs placed in the application;
- Referred to the timeline - informational meeting on January 24, full application to DEED on February 22, awards usually in May, two-three month period environmental review, by September funding in place and a kick off meeting with owners, grant runs for two years;
- Explained the contractor selection process;
- Commented on the lead abatement contractors;
- Voiced the availability of Minnesota lead grant funding to help contractors receive their lead abatement certification;
- Stated the lead and asbestos abatement would be part of the grant funds and part of the overall project;
- Explained the identification process;
- Referred to the HUB standards, 80% of the median income, based on household size, as the project criteria; and
- Requested leverage amount to assist the project and stated if the City assisted with \$6,000, each property were have reduced owner match amount.

Council Member Komulainen:

- Questioned who chooses the contractors;
- Inquired of the amount of licensed contractors in the area; and
- Questioned how long the homeowners had to complete the work.

Mayor Foss:

- Questioned the lead paint abatement process; and
- Suggested an expanded target area.

Council Member Tim Ellingson:

- Questioned the identification of zones; and
- Asked of the low income criteria.

Jensine Kurtti:

- Commented on the previous process;
- Suggested the commercial plan be adjusted and to take Orton's and West Central Telephone out of the plan; and
- Stated if the commercial target was expanded to her property, she would be interested in the grant.

The meeting adjourned at 6:44 pm.

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Janette M. Bower, Administrator

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Patrick Foss, Mayor