The City Council of the City of St. Charles welcomes you to its Regular Meeting of Tuesday, May 22, 2018 at 6:00 p.m. at 830 Whitewater Avenue, City Council Chambers, St. Charles, Minnesota.

<table>
<thead>
<tr>
<th>ITEM</th>
<th>ACTION REQUESTED</th>
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<tbody>
<tr>
<td>1. Call to Order</td>
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<td>2. Pledge of Allegiance</td>
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<td>3. Approval of the Agenda</td>
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<td>4. Notices and Communications –</td>
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<tr>
<td>5. Review of Financials</td>
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<tr>
<td>7. Advertise for Street Superintendent</td>
<td>APPROVE</td>
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<tr>
<td>8. Project Fine – June 10, 2018 event</td>
<td>INFORMATION</td>
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</tbody>
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**UNSCHEDULED PUBLIC APPEARANCES:** Members of the audience may address any item not on the agenda. State Statute prohibits the City Council from discussing an item that is not on the agenda, but the City Council does listen to your concerns and has staff follow up on any questions you raise.

**ADJOURNMENT**
MEMORANDUM for the CITY COUNCIL of St. Charles for
Tuesday, May 22, 2018


7. Advertise for Street Superintendent. A posting for the open vacancy will be posted as soon as possible as it is our goal to have Mr. Ellinghuysen work with his replacement if possible.

May 2018

Nick Koverman  
City of Saint Charles  
830 Whitewater Ave  
Saint Charles, MN 55972

Mr. Koverman and City Council,

Thank you for your generous support in 2018. Because of you, SMIF is able to change lives in southern Minnesota but we still need your help to move the needle on progress.

Did you know:

- **There is a 28% shortage of spaces available for child care in southern Minnesota.** This impacts not only families and children but also the workforce.
- **99.5% of businesses in Minnesota are considered small businesses.** This segment requires the most support to grow and prosper.
- **An estimated $7 billion is going to transfer generations in southern Minnesota by 2030.** How is your community planning to capture these dollars?

SMIF is addressing these issues, but we need your continued support to help us assist our youngest residents, aspiring entrepreneurs and local community initiatives. Without you, we would not have been able to accomplish everything listed on the accompanying factsheet. This is only a small portion of what our donors have made possible.

Your support will change lives. **Please consider increasing your gift to $2,000 in 2019 to keep this essential work in our region moving forward.** And as always, if you have any questions or concerns please feel free to reach out.

With sincere gratitude,

Tim Penny  
SMIF President & CEO

cc: June Reineke, Board Member
We envision southern Minnesota as a prosperous and growing region with vibrant communities, innovative and successful economies, and engaged and valued citizens. To achieve this vision, Southern Minnesota Initiative Foundation, a regional development and philanthropic organization, fosters economic and community vitality in 20 counties of southern Minnesota through a culture of collaboration and partnership.

For every donation of $1 from Winona County, $20 is invested back into Winona County communities.*

39 LOANS
$1.8 million to Winona County entrepreneurs

214 GRANTS
$1.9 million to support community initiatives

$5 million invested annually to the 20 counties of south central and southeastern Minnesota

Since 1986, Southern Minnesota Initiative Foundation has leveraged local investments & partnerships to create a stronger Winona County:

$329,000 in local donations to SMIF

$6.8 million invested by SMIF in Winona County through grants, loans, and programming for stronger kids, businesses and communities
A MESSAGE FROM SEMMCHRA'S EXECUTIVE DIRECTOR

2017 was a good year for SEMMCHRA. We had the opportunity to partner with Southeast Minnesota Barrier Free Housing Corporation. They own two (2) 14-unit complexes called Cooperidge, located in Red Wing and Wapasa, located in Winona. This private, non-profit provides affordable housing for the elderly and disabled individuals and families since 1988. We entered into a contract with them to manage both these properties beginning on July 1, 2017.

SEMMCHRA served 953 families through its affordable rental programs. We continued to provide deferred and low interest rehabilitation loans to single family owners, sold 15 single family lots and worked with developers to build affordable single-family homes.

Goodhue County Board of Commissioners approved an additional $100,000 of SEMMCHRA's 2018 Levy to establish a Goodhue County Housing Trust Fund. This money will help provide dollars to fill the gap to develop single family and multi family housing. These dollars are expected to be available on July 1, 2018.

SEMMCHRA also developed several measures to streamline systems to save dollars. The top three were maintenance efficiencies, automated the rental rehab process to paperless along with implementing paperless processes using Adobe Sign in our application and verification of our Rental Programs. I commend our staff for continuing to develop new ideas and procedures that streamline our processes, saving valuable and limited resources to help people throughout our service area.

Congress approved the 2018 Budget and was signed off by the President. We received an increase across the board what was a welcoming surprise. The President did say that he would not sign a bill like 2018 again, so it is important to continue to contact your Congressional Representatives of the importance of these already limited resources.

Remember, we all make America great!

Joseph P. Wheeler
2017 OPERATING PROGRAM FUNDING

2017 RETURN ON INVESTMENT

Revenue $3,409,562
Levy $511,825
Return on Investment $6.66

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Tenant Fees</td>
<td>$2,379,385</td>
<td>32.1%</td>
</tr>
<tr>
<td>HUD Grants</td>
<td>$2,123,851</td>
<td>28.7%</td>
</tr>
<tr>
<td>New Debt Issued</td>
<td>$935,000</td>
<td>12.6%</td>
</tr>
<tr>
<td>Other Grant Revenue</td>
<td>$672,919</td>
<td>9.1%</td>
</tr>
<tr>
<td>Administrative Fees</td>
<td>$668,986</td>
<td>9.0%</td>
</tr>
<tr>
<td>Levy Revenue</td>
<td>$511,825</td>
<td>6.9%</td>
</tr>
<tr>
<td>Investment Income</td>
<td>$73,636</td>
<td>1.0%</td>
</tr>
<tr>
<td>Gain(Loss) Sale of Assets</td>
<td>$43,032</td>
<td>0.6%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$7,408,634</strong></td>
<td><strong>100.00%</strong></td>
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2017 OPERATIONAL EXPENDITURES

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Annual Debt Service Payments</td>
<td>$2,477,162</td>
<td>33.7%</td>
</tr>
<tr>
<td>Project Operating Expenses</td>
<td>$1,926,110</td>
<td>26.2%</td>
</tr>
<tr>
<td>Section 8 HAP Expenses</td>
<td>$1,585,016</td>
<td>21.5%</td>
</tr>
<tr>
<td>Administration</td>
<td>$611,185</td>
<td>8.3%</td>
</tr>
<tr>
<td>Other Grant Expenses</td>
<td>$532,402</td>
<td>7.2%</td>
</tr>
<tr>
<td>CFP Capital Expenses</td>
<td>$72,930</td>
<td>1.0%</td>
</tr>
<tr>
<td>TIF CIP/Revenue</td>
<td>$102,074</td>
<td>1.4%</td>
</tr>
<tr>
<td>General Expenses</td>
<td>$49,394</td>
<td>0.7%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$7,356,273</strong></td>
<td><strong>100.00%</strong></td>
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SEMMCHRA
Southeastern Minnesota Multi-County Housing and Redevelopment Authority
134 East Second Street
Wabasha, MN 55981
Ph: 651-565-2638
Fax: 651-565-3836
www.semmchra.org
Monday, May 14, 2018

Marti Ellinghuysen
310 Northern Valley Drive
St. Charles, MN 55972

City of St. Charles
830 Whitewater Avenue
St. Charles, MN 55972

Kyle and City Administration:

Please accept this as my formal letter of resignation as Street Superintendent with the City of St. Charles. If you will allow me, I would like to assist you in the next two months. My final day of employment will be Friday, July 13, 2018.

I have appreciated the opportunity to work for the City for the past eighteen and half years. Thank you for the opportunities you have provided for me.

Best regards,

Marti Ellinghuysen

Marti Ellinghuysen
You are cordially invited to

Project FINE’s
Annual Taste of International Cuisine Fundraiser

Journey to the Caribbean

June 10, 2018, 4:30pm-7:00pm
Lourdes Hall, 457 Gould Street
Silent Auction (cash or checks please)

Funds raised will be used to support our mission: to strengthen and enrich our community by facilitating the integration of people who are ethnically diverse.