

Minutes

Regular Meeting
Thursday, October 12, 2006
3:30 p.m.
Lake Melissa Meeting Room, Human Services Building
Detroit Lakes, MN

Meeting called by: Terry Johnson
Type of meeting: Regular Meeting
Attendees: Karen Mulari, Harry Salminen, Terry Johnson, Paul Joyce, Gerald Schram, Dan Aune
Staff present: Jon Thomsen, Guy Fischer, Shawn Olson
Other Attendees: Hank Ludtke and Kelcey Klemm (City of Frazee)
Board Members Absent: Mike Metelak

Agenda topics

- 1) **Call Regular Meeting to order:** T Johnson called the meeting to order at 3:30 p.m.
- 2) **Approval of Regular Meeting Agenda:** Addition to agenda: *Housing Assistance Payments Standards*. **Motion** and second to approve the Agenda as amended (H Salminen, P Joyce), carried.
- 3) **Approval of Minutes from September 14, 2006 Regular Meeting:** Correction as follows to Item 4(a): Motion was by *H Salminen* and not *H Johnson*. **Motion** and second to approve the corrected minutes of the September Regular Meeting (P Joyce, H Salminen), carried.
- 4) **Financial Report:**
 - a) **Monthly Financial Report:** Staff presented the monthly financial report. Discussion followed. **Motion** and second to accept the monthly financial report (H Salminen, D Aune), carried.
- 5) **Wind Turbine Project:** See Item 6.
- 6) **Monthly Economic Development Report:** It was noted that the County approved the funding request for the Swift Plant site assessment; there was a general discussion on the costs involved for asbestos abatement removal and it's funding, no action taken. G Fischer noted that there is interest in an energy park near Frazee and a potential land trust that would open private land east of Frazee for public use. The financing of the Carleton College wind turbine project was presented by G Fischer to orient the EDA Board Members on capital costs and ongoing revenue/expenses of a 1 MW wind turbine. Discussion followed. G Fischer updated the Board on his activities, including the four business inquiries he has received. Discussion followed on the Industrial Park land that is available for sale in Lake Park, Frazee and Detroit Lakes. The Board expressed an interest in marketing the commercial lots more aggressively and to entertain all purchase offers made on commercial lots in the Lake Park Industrial Park. G Fischer noted that there is grant funding for a graduate level assistant to

help with the ranking criteria for determining the highest/best use of the County tax forfeited property prior to public sale. Discussion followed on the EDA's role in the inventory/sale of tax forfeited property. **Motion** and second to apply for grant funding for the County tax forfeited property ranking study to be coordinated by G Fischer (G Schram, D Aune), carried.

7) Housing Assistance Payments Standards: HUD annually evaluates the Fair Market Rents (FMR's). Based upon the increase in the FMR's, staff presented new Payment Standards for the Section 8 Rental Assistance Program. **Motion** and second to approve and adopt the new Payment Standards effective November 1, 2006 (H Salminen, G Schram), carried.

8) Monthly Housing Report: SCDP pre-applications for owner occupied and commercial rehabilitation grant funding will be submitted this month on behalf of the cities of Callaway and Frazee. J Thomsen noted that if SCDP determines that the projects are potentially fundable, full applications would be submitted in January 2007. J Thomsen updated the Board on the new home construction activities and reported that he received an informal request from Frazee for funding for their housing study, no action taken. Staff will present a report on the operating revenues/expenses of the Becker County Workshop at the November meeting.

9) EDA Board – Open Forum: Discussion followed on the recent fire at the building that formerly housed the Becker County Workshop. G Schram reminded the Board members of the October 19th Open House at Marine Innovations. There being no further business brought before the Board,

10) Adjourn: **Motion** and second to adjourn the meeting at 4:40 p.m. (H Salminen, G Schram), carried.

ATTEST:

Respectfully submitted:

/s/ Jon Thomsen
Housing Director

/s/ Terry Johnson
EDA Board Vice-President