

Minutes

Regular Meeting
Thursday, October 9, 2014
3:00 p.m.
1st Floor – Commissioner Room
Becker County Court House
Detroit Lakes, MN

Meeting called by:	Barry Nelson
Type of meeting:	Regular Meeting
Attendees:	Barry Nelson, Ben Grimsley, Paul Joyce, Chuck Jost, Abby Anderson Staff present: Jon Thomsen, Guy Fischer, Shawn Olson Others present: Kim Embretson (WCI)
Board Members Absent:	Mike Maloney, One Position Vacant

Agenda topics

- 1) Call Regular Meeting to order:** B Nelson called the meeting to order at 3:00 p.m.
- 2) Approval of Regular Meeting Agenda:** Discussion followed on the need for flexibility with the order of the Agenda Items and for President Nelson to be excused from the meeting early. It was the consensus to take the following substantive items out of order: 7, 6a and 4a and move them up on the Agenda and that B Grimsley would chair the meeting after President Nelson is excused. **Motion** and second to approve the Agenda with flexibility (C Jost, P Joyce), carried.
- 3) 2015 Public Housing Agency (PHA) 5-Year and Annual Plan:** The PHA Plan is an annual and 5 year requirement by HUD for the operation of Public Housing and Section 8 programs. This plan includes the mission statement and goals for the period of January 1, 2015 to December 31, 2019 for the public housing and the voucher program, along with the administrative policies for those programs. The policies are developed in accordance with HUD, Federal, State of MN, and Becker County policies. As shown in section 5.2 of the HUD-50075, there was one additional goal: Partnership with the HRA of Detroit Lakes as follows: (a) undertake a shared services agreement; (b) explore a Single-ACC Consortium/Merger. There were not any further revisions or changes to the elements or policies being made. **Motion** and second to accept and approve the 2015 Administrative Policies and the PHA Annual & 5 Year Plan and authorize the Board President and the Housing Director to submit to HUD all required documents and certifications (B Grimsley, P Joyce), carried unanimously.
- 4) Maple Avenue Apartments:** Discussion followed on the EDA loan with Maple Avenue Apartments Limited Partnership. **Motion** and second to authorize the Board President and the Housing Director to enter into a note and mortgage for the purpose of loaning money to the Maple Avenue Apartments Limited Partnership in the amount of \$169,000 (A Anderson, C Jost), carried.
- 5) Approval of Minutes from August 14, 2014 Regular Meeting:** **Motion** and second (P Joyce, C Jost), carried.
- 6) West Central Initiative:** Kim Embretson, Vice President-Development with WCI, requested direction on the EDA's donor loan fund. Discussion followed on recapitalizing it, rolling it into another WCI loan fund or distributing the money. **Motion** and second to close the EDA's donor loan fund with WCI, with the total final assets to be returned to the Becker County EDA and placed in reserves (B Grimsley, A Anderson), carried. (B Grimsley served as Chair from this point forward)
- 7) Monthly Financial Report:** Staff presented the report; discussion followed. **Motion** and second to accept the report (M Maloney, P Joyce), carried.

8) Housing

- a. **HRA of Detroit Lakes:** J Thomsen updated the Board on his discussions with HRA Executive Director G Grabow and County Administrator J Ingstad; discussion followed. No action taken.
- b. **Monthly Report:** J Thomsen updated the EDA Board on the housing activities and it was agreed that the discussion on other EDA properties take place next month. No action taken.

9) Economic Development:

- a. **Monthly Report:** G Fischer updated the Board on his activities; discussion followed. No action taken.

10) EDA Board – Open Forum: There being no further business brought before the EDA Board,

11) Adjourn: Motion and second to adjourn the meeting (C Jost, P Joyce), carried. The meeting adjourned at 4:05 pm.

ATTEST:

Respectfully submitted:

/s/ Jon Thomsen
Housing Director

/s/ Barry Nelson
EDA Board President