



COUNTY OF BECKER

Economic Development Authority

915 Lake Ave, Detroit Lakes, MN 56502-1617

218-846-7316

website: www.co.becker.mn.us

BECKER COUNTY ECONOMIC DEVELOPMENT AUTHORITY BOARD MEETING - REGULAR MEETING MINUTES

April 15th, 2021

3:00 p.m.

1st Floor Board Room/Via Teams

Becker County Courthouse

ATTENDEES: Larry Knutson, Hank Ludtke(V), Karen Mulari (V), Richard Vareberg, Sean Felker (V) Abby Anderson

OTHER ATTENDEES: Robyn Beck, Laura McKnight, Guy Fischer, Mary Hendrickson, Mike Brethorst

1. **Call Meeting to Order:** Hank Ludtke called the Regular meeting to order at 3:30 p.m.
2. **Approval of Board Agenda.** Motion by Mulari, 2nd by Anderson, motion carried.
3. **Approval of March Meeting Minutes:** Motion to approve by Felker, 2nd by Mulari, motion carried.
4. **Balance Sheets/Paying of Bills:** Motion to approve Paying Bills by Anderson, 2nd by Mulari, motion carried.
 - Per review of bills – more detail requested in the work orders to better determine the work that has been performed.
 - **From Check Register/Invoices Presented:** Workshop \$567.83, Hwy 34 Group Home \$55.00, Low Income Public Housing \$8,013.63; Willow Property \$647.71; Maple Ave. Apts. \$5,291.87, Hidden Hills Group Home \$0.00, West River Townhomes \$8,243.62 and Section 8 Voucher \$23,371.00.
 - **Financials:** Motion to approve Financials by Felker 2nd by Anderson, motion carried;
5. **Housing/Economic Development Update**
 - **Workshop:** Discussion about renting and/or selling the workshop. Request to MMCDC to market rental space for workshop; but also discussion about potential use of the back workshop space by the County per some other County projects that are being explored. Motion by Mulari to hold off/table workshop discussion, 2nd by Knutson, motion carried.
 - **MURL** – one owner having difficulty making payments – no income (two people occupying home – neither are currently employed – both are on contract). July 1st contract for deed expiring. Discussion on how to handle contract and assist homeowner get back on track. Motion to extend contract for deed by 10 years by Vareberg, 2nd by Anderson, motion carried.
 - **Rental Assistance:** Lots of grant funding available to assist renters and landlords; landlords and utilities getting paid directly via the grant program. MMCDC up and running to utilize the grant funding.
 - **Revenue Recapture:** \$5,791.77 paid as of March 2021.
 - **American Rescue Plan Update:** Mike provided an update of anticipated stimulus coming to the County \$6.5M and overall approx.. \$11M (including cities and townships) and some very preliminary discussion about potential uses being explored for the stimulus funds.
 - **Fraze Industrial:** shared preliminary RFP being developed by MHP (Jill Henrickson) for Frazee (4.5 acre lot by Dollar General – utilities already in place) as an example of what could be developed for Frazee Industrial as it relates to housing; also discussed having a conversation with Natalie Bly and Laura at MMCDC about how they were structuring affordable housing opportunity at Callaway and if there might be interested in exploring a similar approach to Frazee Industrial and their potential interest and also discussed the potential use of stimulus for putting in utilities (water/sewer/other) at Frazee Industrial.

6. **Budget to Actual and Balance Sheet:** Motion to approve by Knutson, 2nd by Vareberg, motion carried.

7. **EDA Board – Open Forum: N/A**

8. **Meeting Adjourned.** Ludtke adjourned meeting at approximately 4:03 p.m.

ATTEST:

Respectfully submitted:

/s/ Guy Fischer
EDA Coordinator

/s/ Hank Ludtke
EDA Board President