



COUNTY OF BECKER
Economic Development Authority
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BECKER COUNTY ECONOMIC DEVELOPMENT AUTHORITY BOARD MEETING - REGULAR MEETING MINUTES

December 16, 2021 (DRAFT)

3:00 p.m.

1st Floor Board Room

Becker County Courthouse

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

ABSENT: Tom Klyve

OTHER ATTENDEES: Mary Hendrickson, Laura McKnight, Guy Fischer

1. **Call Meeting to Order:** Hank Ludtke called the Regular meeting to order at 3:00 p.m.
2. **Approval of Board Agenda** Motion by Felker, 2nd by Anderson, motion carried.
3. **Approval of November Meeting Minutes:** Motion to approve by Anderson, 2nd by Felker, motion carried.
4. **Consent Items: Check Registers/Paying Bills/Financials:** Motion to approve November Bills and Accept Financials by Felker 2nd by Vareberg - motion carried. Workshop \$254.79, Hwy 34 Group Home \$27.00, Low Income Public Housing \$12,619.42; Willow Property \$558.83; Maple Ave. Apts. \$4,732.61 Hidden Hills Group Home \$0.00, West River Townhomes \$12,160.48 and Section 8 Voucher \$19,229.00.
5. **Housing Update**
 - **Public Housing: Public Hearing** – closing regular meeting; no comments – opening public hearing; no changes from 2021; Motion to approve 2022 PHA Annual Plan by Mulari, 2nd by Vareberg, motion carried.
 - **Public Housing**
 - Court Hearing (Jerome): court case is over.
 - **WRT - Write-off 2021 Bad Debt:** \$1,210.70 and \$6,357.74 (total of \$7,568.44); Motion to write off bad debt for both amounts by Mulari, 2nd by Vareberg, motion carried.
 - 2022 Budget: higher income and higher maintenance costs (will net about \$10,000); motion to approve of 2022 Budget by Anderson, 2nd by Felker, motion carried.
 - **MURL - FYI:** Skramstad Cancellation of Contract
6. **Economic Development**
 - **ARPA - Lake Park Lot (#510251504) Inquiry** – Not a buildable lot inquiry to purchase and gift/convey lot to adjacent homeowner – assessor valuation recently established at \$2,800. Motion to have staff contact other adjacent landowner to determine interest in potential lot split by Mulari, 2nd by Vareberg.
 - **ARPA – HOMETOWN Fiber – FYI:** Assessment Work Underway – crew in area. Consultant questions sent to Arvig and MIDCO seeking proposal clarifications. MIDCO response is now in, anticipate Arvig response in by end of this week.
 - **ARPA – Lake Park Water Plant Improvements Project** – Improvements for the Lake Park Water Plant Project is estimated at \$1.2M. The plant lifespan is 20 years and its been operating for 26 years and so the need to continue to provide clean drinking water is critical. Lake Park is looking to use \$90,000 of its ARPA

funds and is requesting \$500,000 from the County and would bond for the remainder. Bids out April/May and start work August/September.

- **ARPA – Fair Board – Facility Improvements:** To address COVID -19 related impacts in a facility used for dining; staff is working with Fair Board representatives to identify needed improvements and estimates (bathrooms, kitchen, HVAC/Air Filtration. Waiting for estimate – should get either late December 2021 or by Mid January 2022.
- **ARPA – Cornerstone Project (Frazee) – County/Township Funding Consideration Request:** To-date \$610,000 out of a needed \$870,000 has been raised; Staff was approached by its executive director (Karen Pifher, a resident of Frazee) to determine if the County and or Townships would be interested in considering a contribution of \$128,258 for capital renovations/equipment. Staff was asked to invite Exec. Director to the next EDA meeting to discuss project/request.
- **ARPA – Affordable Housing Infrastructure (Callaway) – County ARPA Funding Consideration Request (\$152,758);**
- **ARPA – Frazee Industrial Land for Affordable Housing Update** – Frazee has not yet provided a letter stating their interest and intended purpose for receiving Frazee Industrial land for developing affordable housing on the site, but MMCDC expressed an interest in exploring and wanted to discuss with Frazee (EDA/other?) about their interest and how MMCDC could be of assistance. Staff will seek to connect with Frazee administrator to see which committee MMCDC should connect with to discuss.
- **ARPA – Boys and Girls Club Playground Project (DL) – County/Township Funding Consideration Request:** Staff has requested further delineation of the request and more information/data about who is being served; Mulari wondered if childcare services had to be reduced from 150 to 75 children due to COVID how was the decision made (who got to stay and who had to go)?

A spreadsheet of proposed ARPA projects and projects underway (Childcare) was presented and discussed as staff at Finance was directed to aggregate proposals and to share information with the new County Administrator for his review/input.

- 2) Balance Sheet – Budget to Actual; motion to approve by Mulari, 2nd by Anderson, motion carried.
- 3) EDA Board – Open Forum; WRT: 2 quotes for surveillance camera setups were received; Motion to provide to IT for their review.
- 4) Adjourn

▪ **ATTEST:**

Respectfully submitted:

/s/ Guy Fischer

EDA Coordinator

/s/ Hank Ludtke

EDA Board President