



COUNTY OF BECKER

Economic Development Authority

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BECKER COUNTY ECONOMIC DEVELOPMENT AUTHORITY BOARD MEETING - REGULAR MEETING MINUTES

July 21, 2022 (DRAFT)

3:30 p.m.

1st Floor Board Room

Becker County Courthouse

ATTENDEES: Larry Knutson, Hank Ludtke, Karen Mulari, Sean Felker, Tom Klyve, Steve Skoog, Abby Anderson

OTHER ATTENDEES: Mary Hendrickson, Laura McKnight, Pat Oman, Robyn Beck, Angela Lefebvre, Julia Nelmark.

1. **Call Meeting to Order:** Hank Ludtke called the Regular meeting to order at 3:30 p.m.
 - **Agenda changes:**
 - Request by Mary Hendrickson to add EDA financials as they were missing from agenda.
 - Motion by Klyve, 2nd by Mulari to add the Request by Mary Hendrickson to the meeting agenda. Motion carried.
2. **Approval of Board Agenda as amended** Motion by Klyve, 2nd by Anderson, motion carried.
3. **Approval of June Meeting Minutes:** Motion to approve by Klyve, 2nd by Mulari. motion carried.
4. **Consent Items: Check Registers/Paying Bills/Financials:** Motion to approve May bills and accept financials by Felker, 2nd by Klyve - motion carried.
 - Nothing out of the ordinary other than some items approved 8 months ago have now completed and are due.
5. **Housing Update (Laura McKnight)**
 - **Public Housing: Public Hearing** – Report by MMCDC, 3 units are open.
 - Beck spoke of a push to get the vouches spent so it is not lost.
 - A tenant of 10 years wants to downsize but stay on the program.
 - McKnight mentioned a new lease program allowing tenants 30 days to look over and sign their leases. The new leases are starting to come in now with no complaints
 - Motion to approve by Mulari, 2nd by Anderson. Motion carried.
 - MURL- update by MMCDC staff
 - Skramstad – she did not leave on her own, the City Attorney has filed for a court eviction. That hearing is August 1st. The condition of the house should be known by the next EDA meeting.
 - Anderson is considering refinancing. The MURL contract for deed balance is \$78,943. Discussion followed regarding possible payment of a 2nd mortgage on the property that was for improvements made to the property in the past, this is a no interest, forgivable loan for \$40,046 that would be due (forgiven) on 10/1/2029. Request by MMCDC is to subordinate this loan to a new mortgage that would pay off the MURL contract. MMCDC needs to speak to tenant to make sure he understands what the options are and the best avenue.
 - Board recommendation is to have this reviewed by the County Attorney.
 - West River Town Home update (MMCDC Staff – McKnight)
 - No updates.
 - A couple of units still empty and only 1 applicant.
 - MN Housing will be onsite to inspect the properties next week.

- Motion by Felker, 2nd by Anderson to accept the Housing report. Motion carried.

6. **Economic Development**

- EDA Monthly Reports-Budget Sheet and Balance sheet-Accounts are running about where was expected with a large tax distribution. Guy Fischer will now be removed from the accounts. Motion by Anderson, 2nd by Klyve to accept the monthly reports. Motion carried.
- Review of ARPA updates-Pat Oman-Human Services roof and boiler has been approved. The airport hanger project will not be funded by ARPA, it will free up funds for other ARPA projects. Next meeting, discussion on plowing and technology and Safe Assure for the Human Services building re: bathrooms and fire safety.

7. **Balance Sheet** – Budget to Actual reviewed; all accounts are now at Bremer Bank. Motion to approve by Klyve, 2nd by Mulari, motion carried.

8. **2023 Budget** – presented and recommendation to complete and bring back to the next meeting. Motion by Felker, 2nd by Klyve. Motion carried.

9. **Open Forum**

10. Adjournment (4:55p.m.)

ATTEST:

Respectfully submitted:

/s/ Steve Skoog

Land Use Director

(Acting EDA Coordinator)

/s/ Hank Ludtke

EDA Board President