



# COUNTY OF BECKER

## *Economic Development Authority*

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website: [www.co.becker.mn.us](http://www.co.becker.mn.us)

### **BECKER COUNTY ECONOMIC DEVELOPMENT AUTHORITY BOARD MEETING - REGULAR MEETING MINUTES**

**October 20th, 2022 (Draft minutes)**

**3:30 p.m.**

**1<sup>st</sup> Floor Board Room**

**Becker County Courthouse**

**ATTENDEES:** Larry Knutson, Hank Ludtke, Abby Anderson, Tom Klyve, Steve Skoog, Richard Vareberg, Sean Felker

**OTHER ATTENDEES:** Mary Hendrickson (Becker County), Laura McKnight (MMCDC), Pat Oman (Becker County), Robyn Beck (MMCDC), Eric Rotter (ECDF Advisory Committee), Tammy Anderson (ECDF Advisory Committee), Kelsey Varty (ECDF Advisory Committee)

**ABSENT:** Karen Mulari

1. **Call Meeting to Order:** Ludtke called the Regular meeting to order at 3:30 p.m.
2. **Approval of Board Agenda as amended with addition to Public Housing** [Motion by Klyve, 2<sup>nd</sup> by Felker, motion carried.](#)
3. **Approval of September 2022 Meeting Minutes:** Corrections to September minutes made. [Motion to approve with corrections by Klyve, 2<sup>nd</sup> by Knutson. motion carried.](#)
4. **Consent Items: Check Registers/Paying Bills/Financials:**
  - Discussion about insurance payment. State Farm is the insurer, and the houses are insured at replacement value, not fair market value.
  - [Motion to approve September bills and accept financials by Anderson, 2<sup>nd</sup> by Felker - motion carried.](#)
5. **Housing Update (Laura McKnight)**
  - **Public Housing: Public Hearing –**
    - Public housing is currently full.
  - **MURL- update by MMCDC staff.**
    - **Sprouls** -Currently behind in her payments. Has applied for the home help program. There are concerns with moving her into another property however, MMCDC does not want to set her up to fail. Waiting on tribe money and the home help program. Another option is for the EDA to buy her out, but an appraisal would need to be done.
    - **Skramstad House** located on County Hwy 21. – the house has been secured and the cleanup should be completed in the next week. After discussion it was decided to sell the property “as is”. [Motion by Knutson, 2<sup>nd</sup> by Klyve. Motion carried.](#)
    - [Motion by Klyve to request the County Attorney to send a letter to the Minnesota Attorney General’s Office in regard to using the MURL fund balance that is available for additional housing investments. 2<sup>nd</sup> by Felker. Motion carried.](#)
  - **PHA 5 Year Action Plan Review**
    - No policies updated; a public notice is set for November. No motions are needed at this meeting.
  - [Motion by Felker, 2<sup>nd</sup> by Anderson to accept the Housing update. Motion carried.](#)
  - **Fair Market Rents**-The Fair Market Rents (FMR) are set by HUD based on the market rents in the area. The Payment Standards used to determine the amount of subsidy for the Voucher holder will be increased to

reflect the increased FMR for the area. Motion to approve the increase of the Payment Standards by Klyve, 2<sup>nd</sup> by Felker. Motion carried.

## 6. Economic Development

- **Childcare Update**-Presented by Tammy Anderson, Eric Rotter, and Kelsey Varty from the Becker County ECDF Advisory Committee. No action is needed at this time as this was an informational presentation/discussion. Focus has been on recruiting but now the focus is switching to retaining the childcare already in place. Motion by Klyve to support the Becker County ECDF Advisory Committee, 2<sup>nd</sup> by Felker.
- **Monthly Reports**-Hendrickson reports the nonrestricted 2022 EDA budget accounts will be approximately \$2000 off due to investment interest is being placed in the 2022 housing accounts instead of the EDA accounts. Motion by Felker, 2<sup>nd</sup> by Anderson. Motion carried.
- **Drake Property**-(Skoog)- the deed restriction has been removed.
- **Wannigan Park Project**-(Ludke)-Negotiations are happening now-more updates in December. Presentations and projects have been very supportive by the community. Projects are continuing at this time.
- **Review of ARPA updates**-(Oman)-Major project of scanning official documents starting with the County Recorder's and the Planning and Zoning Offices. Human **Services** is a separate project due to privacy concerns. Progress is being made on all projects.
- Motion to accept the Economic Development updates by Anderson. 2<sup>nd</sup> by Felker. Motion carried.
- Update on EDA Director-Sending back to band and grade, retitling the position to the EDA Specialist. If approved, then to finance committee and the board.

## 7. Open Forum

- (Anderson) -Updates on major housing projects going on in Lake Park. A 32-unit apartment building, 2 8-plexes, some single-family homes, high school being **torn** down, 3 6-plexes, and 6 2-level townhouses.

8. Adjournment (4:53 p.m.)

## ATTEST:

Respectfully submitted:

/s/ Steve Skoog

Land Use Director

(Acting EDA Coordinator)

/s/ Hank Ludtke

EDA Board President