



# COUNTY OF BECKER

## *Economic Development Authority*

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

**February 16, 2023 (Draft minutes)**

**3:30 p.m.**

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

**Becker County Courthouse**

**ATTENDEES:** Hank Ludke, Erica Jepson, Tom Klyve, Abby Anderson, Steve Skoog, Mary Hendrickson, Richard Vareberg, Karen Mulari

**OTHER ATTENDEES:** Laura McKnight (MMCDC), Pat Oman (Becker County), Heather Hamlin (MMCDC Real Estate Developer), Robyn Beck (MMCDC), Tammy Anderson (EDCF), Kelsey Varty (EDCF)

**ABSENT:** Sean Felker

- 1) 3:39 call regular meeting to order- Ludke opened regular meeting at 3:39 p.m.
- 2) Approval of regular Board Agenda Approved with change proposed to move budget sheet, balance sheet, and CLA Audit discussion to top of agenda and move Child Care Foundation funding discussion after. **Motion to approve by Mulari, 2<sup>nd</sup> by Jepson. Motion carried.**
- 3) Approval of Regular Minutes from January EDA/HRA Board Meeting- **Motion to approve by Anderson, 2<sup>nd</sup> by Jepson. Motion carried.**
- 4) Economic Development
  - a) EDA Monthly Reports
    - Budget Sheet-Only shows January
    - Balance Sheet-Bank accounts and investments discussed **Motion to approve Budget and Balance sheet by Mulari, 2<sup>nd</sup> by Anderson. Motion carried.**
    - CLA EDA Audit-March 13, 2023
    - Discussion on loan repayment agreement for Ada Hallikainen Parcel 13.0182.000 that Hank Ludke signed the mortgage satisfaction to be recorded.
- 5) Consent items-Approval needed: Check registers, paying bills, and financials **Motion to accept by Vareberg, 2<sup>nd</sup> by Mulari. Motion carried.**
- 6) Child Care Foundation Funding discussion-Request by EDCF to filter remaining ARPA funds of approximate \$35,000 to the EDCF for development of future projects, to be matched by other entities. Request by Board for quarterly reports showing funds use. Update to program pledges and donations, goals, and objectives of the Early Care and Development Foundation by Tammy Anderson and Kelsey Varty **Motion to approve funds by Klyve, 2<sup>nd</sup> by Jepson. Motion carried.**

7) Housing Updates

- a) Public Housing Budgets-included in board packet.
  - 1. Public Housing Capital Needs Assessment
  - 2. Maple Avenue Apts. Budget and Capital Needs Assessment
  - 3. Willow Property transitional living unit - Budget and Capital Needs assessment
  - 4. Hidden Hills Group Home Budget and Capital Needs Assessment

Motion to approve housing updates by Mulari, 2<sup>nd</sup> by Klyve. Motion carried.

b) HUD Inspection was finished-scored 97

c) MURL Update

d) MURL Home disposal-Review of appraisal of \$85,000 and offers received. Discussion of next steps. Subcommittee of Vareberg, Mulari, Klyve, Oman to view the property on Monday, February 20. Special meeting called on Thursday February 23, 2023 at 12:00 p.m. to discuss findings. General discussion including the option to use MURL funds to fix up the home and sell. Motion by Mulari, 2<sup>nd</sup> by Klyve. Motion carried.

8) EDA Board-Open Forum -Discussion about selling Frazee apartment building. Possibility of a grant to fix building up and keep as rentals as rental units are lacking. Discussion about building another apartment building in the Frazee area.

Discussion about Willow property. Roofs need to be replaced and will be costly. A discussion with Stellar (renter) will be had about the possibility of selling to Stellar.

9) Adjournment at 5:05 p.m.

**ATTEST:**

Respectfully submitted:

/s/ Steve Skoog

Land Use Director

(Acting EDA Coordinator)

/s/ Hank Ludtke

EDA Board President