



# COUNTY OF BECKER

## ECONOMIC DEVELOPMENT AUTHORITY

REGULAR MEETING AGENDA

Becker County  
915 Lake Avenue  
Detroit Lakes, MN 56501

Thursday, January 18th, 2024

3:30 PM

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

*THE BECKER COUNTY EDA WILL ENHANCE THE QUALITY OF LIFE BY PROMOTING  
AND DEVELOPING HOUSING & ECONOMIC OPPORTUNITIES*

**ATTENDED** – Hank Ludtke, Erica Jepson, Tom Klyve, Abby Anderson, Karen Mulari, Sean Felker, Richard Vareberg

**OTHER** – (BC Staff) Cody Piper, Mary Hendrickson, Pat Oman

(MMCDC) Laura McKnight, Robyn Beck, Julia Nelmark

(University MN Extension) Fernando Quijano, John Bennett, DeeDee LeMier

**ABSENT** – None

### **MEETING AGENDA**

- I. Regular Meeting called to order by Hank Ludtke. (3:30 PM)
- II. Approval of regular agenda. **Motion Klyve; Second Mulari; Motion carried.**
- III. Approval of December 21st, 2023 meeting minutes. **Motion Jepson; Second Vareberg; Motion carried.**
- IV. Open Forum – none presented
- V. **ECONOMIC DEVELOPMENT** (3:40 PM)
  - a. U of M Extension – Community Economics  
University of Minnesota Extension Educator Fernando Quijano, joined by colleagues presented to the group about the Community Economics Department work and the programs and research development they provide. Topics shared ranging from business retention and expansion, retail trade analysis, economic impact analysis, market area profiles, and in person workshops. Extension receives funding from the EDA University center that helps provide free or low-cost programs.
  - b. Economic Development Updates
    - i. Organizational Planning  
Piper recommended moving the annual meeting to the beginning of calendar year and budget planning process in the fall. Noted Housing Subcommittee meetings should continue same schedule and incorporate into annual meeting for appointments. Proposed development of a Business Committee to work on subsidies, applications, funding approvals which could be appointed at the annual meeting as well.
    - ii. Project and Funding Updates  
Economic Development Summit hosted by the Regional Chamber of Commerce will be held in April and Becker County EDA Specialis will be participating. Informational flyer provided to board members.

Public input survey results from the County’s Comprehensive Land Use and Zoning Ordinance development presented. Housing and economic development ranked high on issues of priority across the County.



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### VI. CONSENT ITEMS (APPROVAL NEEDED)

a. EDA - Budget and Balance Sheets

Hendrickson presented budget and balance sheets. Klyve inquired about the difference between bank account balances and the housing program balances for MURL, which is represented as a CD account on the balance sheet. **Motion Jepson; Second Mulari; Motion carried.**

b. Housing - Check Registers, Bills, Financial Statements

Willow Property lease discussed and the amount shown on balance sheet. Payments come from Becker County Human Services and BCOW which are state funded and disbursed at different times. Klyve inquired about Extension Workshop building and why rent is so low. Extension only uses portion of building which they are charged for and the remaining portion is used by Sherriff Office. Piper commented about large value changes month to month in total columns and what may cause that. McKnight noted that December has a lot of depreciation and expenses added at year end. Motion to accept by Felker; Second by Jepson; Motion carried.

### VII. HOUSING

(4:25 PM)

a. Midwest Minnesota Community Development Corporation

- i. Public Housing Updates – (McKnight) No major updates for December. Klyve asked for detail of the 25 public homes and what their rents are. Eric requested presentation regarding public housing for next meeting.
- ii. MURL Loan Report - (McKnight) No updates on MURL program

b. Housing Subcommittee Report - (Piper) presented subcommittee report, committee continues to look into funding options and education relating to Housing Trust Funds. Reviewing uses for statewide affordable housing, which can also be dedicated to a Housing Trust Fund.

**Motion to accept housing subcommittee report by Klyve; seconded by Jepson; Motion carried.**

c. MN City Participation Program – (Piper) all documents and applications have been submitted and confirmed received by MN Housing. Approval and new updates should be available by next meeting.

### VIII. Meeting adjourned by Chair Hank Ludtke.

(5:23 PM)

Respectfully submitted:

/s/ Cody Piper

Economic Development Specialist

/s/ Hank Ludtke

EDA Board President