

OFFICIAL PROCEEDINGS
Pope County Housing and Redevelopment Authority Board
December 9, 2022

The December 9, 2022, regular meeting of the Pope County HRA-EDA was held at the Starbuck City Hall – Community Center and was called to order by Chairperson Lori Vaadeland at 11:03 a.m. with the following members present; Allan Rutter, Greg Vold, Paul Gerde, Lori Vaadeland, Jason Rupp, and Cody Rogahn. Staff present was Jason Murray. Public Attendees included Melanie Stegner, Pope County Tribune, Wayne Norby, Shawna Dahl, Ben Dahl, Greg Schwartz, Barb Rath, and Don Rath.

Vaadeland asked for any additional items. A motion by Rupp, seconded by Gerde, to approve the agenda as presented, motion carried unanimously.

Due to a conflict of interest, Vaadeland recused herself as Chair, passing the gavel to Vold. Vold suspended the regular meeting and moved to the public hearing.

Public Hearing – Sale of Bay Meadows: Vold asked Murray to review the proposed sale of Bay Meadows. Murray noted the formal terms of the sale, discussed prepaid rents, security deposits, interest on deposits and pending sale date. Murray introduced Benjamin Dahl as one of the owners. Dahl noted his and his partners experience, goals in purchasing the development. Schwartz asked about purchase price. Murray noted the sale is for \$1.3 million based on appraisal. Murray noted an income approach appraisal on the property. Schwartz felt that was low, citing a recent sale of two townhomes in Starbuck. Schwartz asked about nepotism. Vaadeland spoke, noting her recusal from discussions and decisions. Murray noted that two developers had stepped forward wanting to purchase, one backed out due to cashflow concerns. Norby asked about leases and ongoing maintenance. Dahl noted that they will continue to use the same vendors and honor the leases through June 2023.

Vold asked for additional questions or comments.

A motion by Rogahn, seconded by Rutter to close the public hearing at 11:13 am, motion carried unanimously.

Vold returned the gavel to Vaadeland.

Public Comment: Gerde announced that Pope County had received the Border-to-Border grant.

Many of the public member left at this time.

Official Proceedings: A motion by Rogahn, seconded by Rupp, to approve the November 16, 2022, meeting minutes as presented, motion carried unanimously.

Monthly Bills: A motion by Rupp, seconded by Vold, to approve the following list of bills as presented, having been duly audited and ordered them paid, motion carried unanimously:

Bill	Amount
Lakeside Appliance Repair	95.00
David Drown Associates	17,700.00
David Drown Associates	3,500.00
Pope County Tribune	67.26
City of Starbuck	944.47
Wangsness Ogdahl	507.80
Ecowater	117.03
Cody and Sarah Nelson	2,441.51
McCrary Maintenance	600.00
	<u>25,973.07</u>

Bay Meadows Items: Murray noted the washer in unit 712 needs repair. Murray shared Lakeside Appliance noted the bearings are out in the transmission, with an estimated repair of \$600. Murray received a quote from Cullen's Home Center for a new washer, delivery, setup, and disposal of old unit for \$781.60.

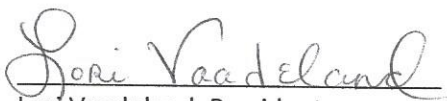
A motion by Vold, seconded by Rupp, to purchase a new washer for Unit 712 through Cullen's Home Center, motion carried unanimously.


Proposed Budget/Levy for 2023: Murray reviewed the budget for 2023, amending the budget to remove Bay Meadows operations. Murray highlighted the Bay Meadows budget items that would be removed, housing and economic development budget for 2023 projects, and the importance of building a reserve. Board discussed the budget and related levy.

A motion by Rogahn, seconded by Rupp to approve Resolution #22-10, approving the 2023 levy of \$440,350, motion carried unanimously.

Adjourn: A motion by Rupp, seconded by Rutter, to adjourn the meeting at 11:34 a.m., motion carried unanimously.

ATTEST:


Lori Vaadeland, President


Cody Rogahn, Secretary