

OFFICIAL PROCEEDINGS
Pope County Housing and Redevelopment Authority Board
August 5, 2020

The August 5, 2020, Regular Meeting was called to order by Chairperson Lori Vaadeland at 11:03 a.m. with the following members present Allan Rutter, Greg Vold Commissioner Paul Gerde, Lori Vaadeland, Jason Rupp, and Commissioner Cody Rogahn. Also, present was Jason Murray, Barry Hegg, Derek Bluhm, and Celeste Rapp.

Vaadeland asked for any additional items. Vaadeland noted that Public Comment was inadvertently left off the agenda and requested the item be scheduled following the payment of bills. A motion by Rogahn, seconded by Rupp, to approve the Board Agenda as amended, motion carried unanimously.

Meeting Minutes: A motion by Rutter, seconded by Rogahn, to approve the July 15, 2020, meeting minutes as presented, motion carried unanimously.

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

| Bill | Amount |
|--|---------------------|
| Pope County Tribune (Reimburse City of Cyrus- TIF Publication) | \$ 21.89 |
| Pope County Tribune (Reimburse City of Cyrus- TIF Publication) | \$ 184.26 |
| Pope County Tribune (Reimburse City of Cyrus- TIF Publication) | \$ 191.73 |
| City of Glenwood | \$ 25.00 |
| Glenwood HRA | \$ 3,289.56 |
| West Central Tree Removal | \$ 534.40 |
| Johnshoy Plumbing and Heating | \$ 242.32 |
| T & B Lawncare | \$ 160.31 |
| City of Starbuck | \$ 1,378.30 |
| Phil Johnsrud | \$ 406.14 |
| David Drown Associates | \$ 19,200.00 |
| Ecowater | \$ 95.70 |
| Mediacom | \$ 683.86 |
| Wangsness Ogdahl | \$ 506.86 |
| Total | \$ 26,920.33 |

Public Comment Period: Vaadeland recognized Bluhm. Bluhm shared a letter with the Board, renewing their interest in the former Lakeview RV park property. Bluhm also shared a preliminary layout for a proposed 22 new "park" model sites, along with some commercial building fronting Highway 29, noting Beachside Commercial Plaza. Bluhm noted they would be strategic in locating businesses to the commercial building, something that benefits his RV park and the community. Bluhm shared an update on his current park.

Rogahn thanked Bluhm for sharing his concept, however, Rogahn noted that the Board has held strong for a hotel and would like to eventually see a hotel on the site. Bluhm discussed the impact of the additional 22 park model sites.

Seeing no other questions or comments, Vaadeland thanked Bluhm for his time and interest. Bluhm thanked the Board for their time.

Bluhm left the meeting.

Rogahn encouraged the Board to support the hotel concept, noting that the hotel industry has changed with COVID but was hopeful it would turnaround. Murray noted that his concern is the Board turned down a similar proposal in 2019 that had park model focused development. Murray felt that if the Board would consider such a development, out of courtesy, the Board should renew interest with the prior individual.

Bay Meadows Items: Murray noted leasehold improvements to Unit 107.

Vaadeland shared that she had to step away to take care of some personal business. Vaadeland left the meeting at 11:27 am.

2021 Proposed Budget: Murray introduced the 2021 budget, highlighting operational revenue for 2021 and detailing several expenses, specifically Habitat for Humanity, economic development project spending, and Bay Meadows. Murray noted levy would hold from 2020 level at \$330,000. Board discussed the levy, potential housing projects in 2021, and Bay Meadows.

A motion Rupp, seconded by Vold, to approve Resolution #20-08, Resolution Establishing the Tax Levy and Budget for the Pope County Housing and Redevelopment Authority for 2021, motion carried unanimously.


Rutter provided an update on the cabinet manufacturing and the Nelson Townhome project.

Adjourn: A motion by Vold, seconded by Gerde, to adjourn the meeting at 11:44 p.m., motion carried unanimously.

ATTEST:



Lori Vaadeland, President



Cody Rogahn, Secretary