

OFFICIAL PROCEEDINGS  
Pope County Housing and Redevelopment Authority Board  
March 3, 2021

The March 3, 2021, regular meeting was called to order by Chairperson Lori Vaadeland at 11:00 a.m. with the following members present Allan Rutter, Commissioner Cody Rogahn, Commissioner Paul Gerde, Lori Vaadeland, Greg Vold, and Jason Rupp. Also, present was Jason Murray and Barry Hegg.

Vaadeland asked for any additional items. Vaadeland recommended the Board add the Nelson Housing development for the City of Starbuck proposal to the agenda to the former Lakeview RV Park property discussion. A motion by Gerde, seconded by Rogahn, to approve the Board Agenda as amended, motion carried unanimously.

Official Proceedings: A motion by Rutter, seconded by Vold, to approve the February 17, 2021, meeting minutes as presented, motion carried unanimously.

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

| <b>Bill</b>          | <b>Amount</b>      |
|----------------------|--------------------|
| City of Starbuck     | \$ 60.00           |
| McCrary Maintenance  | \$ 690.00          |
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| Daryl J Mathews      | \$ 3,500.00        |
| City of Starbuck     | \$ 932.68          |
| T & B Lawn Care      | \$ 506.58          |
| Quinlivan and Hughes | \$ 138.00          |
| Wangsness Ogdahl     | \$ 506.93          |
| <b>Total</b>         | <b>\$ 6,934.19</b> |

Public Comment:

Riley Land Sale: Murray shared that Jeff Kuhn is handling the title issue with the Hovren family regarding the HRA-EDA property in Glenwood. Murray noted that Mr. Kuhn has petitioned a probate proceeding for April 12, 2021, to remove this interest.

Bay Meadows: Murray indicated no formal items for Bay Meadows.

Derek Bluhm joined the meeting at 11:21 am.

Bluhm Proposal: Vaadeland introduced Bluhm and asked him to review his plans for the former Lakeview RV park property in Starbuck. Bluhm thanked the Board for the time and shared the following:

- Current RV park has 49 full lots
- 47 on waiting list
- He wants to bolster the visitors to the City, noting his tenants spend a significant amount of dollars in the community.
- He would be positioned in a year to undertake the expansion.
- Would like to purchase the property from the HRA-EDA, project would add
  - Bluhm share a holdout of a proposed 22 lot configuration
  - Engineering has been completed on the proposed configuration
  - The new development would focus on Park model RV's or the year-round RV's, not stick built units.

Vaadeland asked if he had an offer amount for the property. Bluhm indicated he would need a commitment from the bank to purchase the property. Murray asked about buffer from the residential properties to the south. Bluhm indicated he would plant trees along the boulevard from screening/buffering.

Bluhm and the Board discussed the property.

Vaadeland recessed the meeting at 11:59 am for a short break. Bluhm left during the meeting.

Vaadeland reconvened the meeting 12:11 pm to discuss the proposal and to continue the agenda.

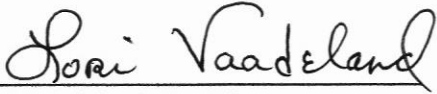
Lakeview RV Park Property Lease: Murray again shared the letter from Beau Coffee Company, requesting to lease a small portion of the Lakeview RV Park property. Murray shared reviewed the letter, highlighting the lease offer, required needs including electrical, sewer, and water, and ingress/egress flow for customers. The Board discussed the proposal. Murray shared that bids for the electrical and infrastructure work was roughly \$14,000. The Board discussed the improvements to the property. The consensus of the Board was in support of vendor using the property but was unable to meet the financial requirements of providing the required infrastructure. The Board would entertain proposals from vendors who had self-contained and supported food trucks/trailers.

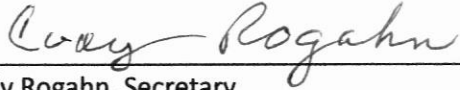
The Board continued the discussion of the former Lakeview RV park property, whether to support the construction of 12 market rate townhomes on the property or to consider Bluhm's request to expand the RV park. The Board discussed the pros and cons of each use but felt the more immediate need was housing. The Board also discussed retaining some frontage of the property for future commercial use.

A motion by Vold, seconded by Rogahn, to support Cody Nelson in developing the site for market rate townhomes and to authorize staff to negotiate the terms of the sale, with the HRA-EDA retaining a portion of the frontage for commercial, and development of the property, with Cody Nelson and the City of Starbuck, motion carried unanimously.

Adjourn: A motion by Gerde, seconded by Rupp, to adjourn the meeting at 12:31 p.m., motion carried unanimously.

ATTEST:

  
Lori Vaadeland, President

  
Cody Rogahn, Secretary