

OFFICIAL PROCEEDINGS
Pope County Housing and Redevelopment Authority Board
March 6, 2019

The March 6, 2019, Regular Meeting was called to order by Chairperson Lori Vaadeland at 11:03 a.m. with the following members present: Commissioner Cody Rogahn, Commissioner Paul Gerde, Lori Vaadeland, Jason Rupp and Greg Vold. Also, present was Ted Razink, Gary Swenson, Bill Finley, Kersten Kappmeyer and Jason Murray.

Vaadeland asked for any additional items. Murray requested to add the Minnesota Association of Profession County Economic Development membership. A motion by Gerde, seconded by Rupp, to approve the Board Agenda as amended, motion carried unanimously.

Official Proceedings: A motion by Rogahn, seconded by Gerde, to approve the February 20, 2019, 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
Mediacom	\$ 635.48
McCrorry Maintenance	\$ 1,620.00
Johnshoy Plumbing Heating and AC	\$ 2,509.44
Wangsness Ogdahl	\$ 522.85
Quinlivan and Hughes	\$ 322.00
City of Starbuck	\$ 753.41
Total	\$ 6,363.18

Proposal for the former Lakeview RV Park: Mr. Ted Razink was introduced to the Board. Razink shared that he is interested in development a park model RV park on the property, indicated that the park models are 12-foot-wide ranging from 24 to 40 feet in length. Razink shared that this would not compete with Beachside RV park, as he is understanding that the owners will not allow park models their new development. Razink shard that he would like to add a pool, along with sport court, playground for tenants, on the east side of the property. Razink indicated he would like to add a splash pad, if space provides, and work with Beachside to provide some those amenities for both properties. Vold asked if the pool and amenities would be open to the public. Razink felt priority would be given to tenants and guests of the park.

Razink indicated he thought it would roughly \$150,000 to \$250,000 to replace the infrastructure in the park, remove trees, and remove the buildings on the property. Razink has a preliminary design for roughly 24 lots, that are 40' wide X 110' long, that will allow for ample lot space. Razink understands that there is a 30 easement on the west end of the property to access Beachside RV Park. Razink indicated he has left that ample space to not encroach on the easement, with that area being used for boat storage for tenants of the park.

Dear Mr. [Name],

I have received your letter of the 15th and am sorry that I cannot reply to you more quickly. The matter is being dealt with as a matter of priority.

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Razink requested the Board give some consideration for the concept. Board members noted the hotel concept for the property. Board members asked questions regarding park model trailers, amenities on the site, and other locations in the community.

No action was taken by the Board.

Fremad Building: Kersten Kappmeyer, County Coordinator, joined the Board meeting and provided background the tax forfeiture process for the Fremad property. Kappmeyer shared a memo with the Board, outline four options for the County to convey the property. Kappmeyer reviewed the four options in depth with the Board. Board discussed the historical designation, current condition of the property, adjoining property impacts, and potential interest in the site.

Kappmeyer reviewed the process in conveying to the HRA-EDA, along with the process the HRA-EDA would use to develop the property. Board discussed the challenge of not having permission to work within the City of Glenwood. Kappmeyer recognized the concern. The Board discussed meeting with City of Glenwood to discuss the Fremad property and the levy issue.

After discussion, the Board decided it would be best to meet with the City of Glenwood for permission to work on Fremad redevelopment and the levy question. Vaadeland asked Murray to work with the City Administrator to schedule a joint meeting.

Bay Meadows: Murray shared the invoice with the Board regarding 708 repairs, totaling \$1,959.44 for Johnshoy Plumbing Heating and AC. A motion by Rogahn, seconded by Gerde, to invoice the tenants for the repairs, motion carried unanimously.

Murray also noted challenges with unit 714 and 714 heating systems due to freezing. Murray noted that the Property Manager is working with Ellingson and Johnshoy on fixing the issue.


Moze Property Closing: Murray shared the email from Ken Bayliss, noting the attorney for Mr. Moze requested an extension on the closing. Board discussed the concerns and impacts it will have with Beachside RV. A motion by Vold, seconded by Rupp, to not extend the closing past April 1, 2019 as agreed upon in the settlement, motion carried unanimously.

Township Meeting Follow up: Vaadeland and Rogahn shared their dialogue with association members.

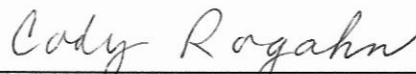
MAPCED Membership: Murray shared the renewal form for MAPCED membership. A motion by Gerde, seconded by Rogahn, to renew membership with MAPCED, motion carried unanimously.

Adjourn: A motion by Gerde, seconded by Rogahn, to adjourn the meeting at 12:03 p.m., motion carried unanimously.

ATTEST:



Lori Vaadeland, President
by Cody Rogahn



Cody Rogahn, Secretary