

OFFICIAL PROCEEDINGS
Pope County Housing and Redevelopment Authority Board
March 1, 2023

The March 1, 2023, regular meeting of the Pope County HRA-EDA was held at the Pope County Courthouse – Community Meeting Room and was called to order by Chairperson Lori Vaadeland at 11:08 a.m. with the following members present; Allan Rutter, Commissioner Paul Gerde, Commissioner Paul Gremmels, Lori Vaadeland, Jason Rupp, and Greg Vold. Staff present was Jason Murray and Barry Hegg. Cody and Sarah Nelson were also present.

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

Public Comment: No public comment was received.

Official Proceedings: A motion by Vold, seconded by Gremmels, to approve the February 15, 2023, meeting minutes as presented, motion carried unanimously.

Monthly 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:

Bill	Amount
City of Glenwood	\$ 25.00
Minnewaska Abstract and Title	\$ 400.00
Quinlivan and Hughes	\$ 690.00
Iverson Insurance	\$ 337.00
Total	\$ 1,452.00

CS Nelson Properties: Vaadeland welcome the Nelson’s to the meeting. Murray noted he asked them to attend to provide an update on current construction, but also start conversation on an extended outlook for construction in Pope County. Cody Neslon provided an update on current construction, summarizing as follows:

Starbuck: the last 6 buildings in Starbuck are under construction. Targeting full lease up by July 1, 2023. Units are costing about \$150,000 to \$160,000 per unit, up from \$110,000 to 120,000 cost when the partnership first started.

Cyrus: Looking to building two more buildings in 2024 in Cyrus on property across the street.

Villard: Potentially one more building in Villard in 2025.

The Nelsons shared their challenges with leasing. The Board discussed lease structure, service animals' allowance, and pet policies.

The Nelson's also noted their appreciation for the partnership, discussed the impact on the per unit assistance the HRA-EDA pledges, and discussed the long-range housing needs for the County.

Fremad Redevelopment: Murray provided an update on the Fremad redevelopment, noting the TIF district process with the City has started., SHPO 30 review period has is underway, and closing on the Buysse Building.

Adjourn: A motion by Vold, seconded by Rutter, to adjourn the meeting at 12:14 p.m., motion carried unanimously.

ATTEST:



Lori Vaadeland, President



Jason Rupp, Secretary