

OFFICIAL PROCEEDINGS  
Pope County Housing and Redevelopment Authority Board  
April 6, 2023

The April 6, 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 11:05 a.m. with the following members present; Commissioner Paul Gerde, Lori Vaadeland, Jason Rupp, and Greg Vold. Staff present was Jason Murray and Barry Hegg.

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

Public Comment: The Board discussed the childcare initiatives.

Official Proceedings: A motion by Gerde, seconded by Rupp, to approve the March 15, 2023, meeting minutes as presented, motion carried unanimously.

Monthly Bills: A motion by Vold, seconded by Rupp, 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>	
Wangsness Ogdahl	\$	502.52
Pope County Treasurer (IT Invoice)	\$	97.50
Pope County Treasurer (Property Taxes)	\$	1,776.00
<b>Total</b>	<b>\$</b>	<b>2,376.02</b>

CSNP – Cyrus Development: Murray shared the land sale information with the Board, highlighting the sale process documentation and the terms sheet. Murray reviewed the Phase II terms of assistance, noting that increased request from CSNP of \$25,000 per unit (or \$50,000 per building). Murray noted CSNP has plans to construct four units (2 -buildings) later this year in Cyrus, for a spring 2024 lease up. Murray asked the Board to approve the terms of the sale, along with the authorization to move to closing.

The Board discussed budget impacts on the increased request, development costs, and discussion points from the March 1, 2023, with Cody and Sarah.

A motion by Rupp, seconded by Gerde, to approve the terms with CSNP Cyrus LLC as present and to authorize the sale/closing on the property, motion carried unanimously.

CSNP - Villard Demolition and TIF district: Murray shared a quote from a contractor through CSNP for \$22,000 to remove the burnt home and debris from the Villard property. Murray noted the City currently owns the property and the agreement would be the HRA-EDA (and potentially the City) to reimburse CNSP for the cost of demolition/removal. Murray noted that CSNP would like the HRA-EDA to also establish a TIF district for the property. The Board discussed the benefits of either a Housing TIF or Redevelopment TIF district. CSNP would like to have the TIF district established by Fall 2023 or prior to demolition.

The Board discussed the City's participation in the clean-up, along with the benefits of the TIF district and timing. The consensus of the Board was to wait on starting the TIF process until this summer/fall. Board consensus was the understanding is the City may participate in the cleanup of the property, which would reduce this commitment by the HRA-EDA

A motion by Vold, seconded by Gerde, to authorize the reimbursement of the demolition and debris removal for the parcel in Villard, up to \$22,000, motion carried unanimously.

Fremad Redevelopment – Suitable Course of Action: Murray shared and reviewed a draft of the suitable course of action document that needs to be agreed to with SHPO. The Board reviewed and discussed the outline of action items.

A motion by Rupp, seconded by Vold, to approve the suitable course of action with SHPO, motion carried unanimously.

Fremad Redevelopment - HRA Redevelopment Plan #4: Based on guidance from Bond Counsel, they have recommended that an HRA Redevelopment Plan be drafted and implemented from the HRA owned property in Glenwood. Murray reviewed the plan and requested the Board to call the public hearing on the plan.

A motion by Vold, seconded by Gerde, to adopt Resolution #23-07 Calling a Public Hearing for the HRA Redevelopment Plan #4, motion carried unanimously.

Adjourn: A motion by Rupp, seconded by Vold, to adjourn the meeting at 12:13 p.m., motion carried unanimously.

ATTEST:

  
Lori Vaadeland, President

  
Jason Rupp, Secretary