



COUNTY OF BECKER

Economic Development Authority

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website: www.co.becker.mn.us

BECKER COUNTY ECONOMIC DEVELOPMENT AUTHORITY BOARD MEETING - REGULAR MEETING MINUTES

May 20th, 2021

3:00 p.m.

1st Floor Board Room/Via Teams

Becker County Courthouse

ATTENDEES: Larry Knutson, Hank Ludtke, Karen Mulari, Richard Vareberg, Sean Felker, Abby Anderson

OTHER ATTENDEES: Robyn Beck, Laura McKnight, Guy Fischer, Mary Hendrickson, Mike Brethorst

1. **Call Meeting to Order:** Hank Ludtke called the Regular meeting to order at 3:00 p.m.
2. **Audit Exit Presentation/Discussion:** No instance of non-compliance noted, Auditor recommends 1) consolidation of cash accounts: currently there are 50 accounts – close as many as possible to simplify accounting/audit flow; 2) review interfund receivables and payables in the housing fund and 3) review capitalization policy and update to comply with federal grant requirements (threshold is currently \$25,000 and should be reduced to \$5,000 for assets acquired with federal funds. 4 years of fund balance reserves available in General fund. General Fund cash balance increased approx. \$75k over 2019 (from \$438,913 in 2019 to \$514,095 in 2020). Positive change in the net position of the Housing Enterprise fund of approx. + \$37,000 in 2020.
3. **Approval of Board Agenda:** Motion by Mulari, 2nd by Anderson, motion carried.
4. **Approval of April Meeting Minutes:** Motion to approve by Felker, 2nd by Anderson, motion carried.
5. **Balance Sheets/Paying of Bills:** Motion to approve Paying Bills by Mulari, 2nd by Knutson, motion carried.
 - **From Check Register/Invoices Presented:** Workshop \$418.95, Hwy 34 Group Home \$0.00, Low Income Public Housing \$8,942.53; Willow Property \$402.39; Maple Ave. Apts. \$5,634.85, Hidden Hills Group Home \$0.00, West River Townhomes \$9,211.66 and Section 8 Voucher \$21,710.00.
 - **Financials:** Motion to approve Financials by Mulari 2nd by Knutson, motion carried;
6. **Housing/Economic Development Update**
 - **Workshop: Use of Workshop by Dive Team is ok – don't bill.**
 - **WRT – full – no vacancies.**
 - **Hwy 34 Group Home:** Not a group home anymore – no restrictions on use: sell or keep/rent discussion; needs repairs/interior work (flooring) and interest in keeping home for market rate rental. Motion to approve repairs up to \$10,000 by Mulari, 2nd by Felker, motion carried. Look at \$900/mo. rent and determine means to pay back EDA over time (\$63,160 owed EDA by HRA). Motion to pay back money above the cost of maintaining the property to repay the debt, by Mulari, 2nd by Vareberg. Interest in developing amortization schedule for paying back debt.
 - **American Rescue Plan Update:** Memo detailing broadband, water/sewer infrastructure projects for various communities within the County as part of initial discussion to derive feedback/direction on potential uses of stimulus. Discussion about Business Relief Grant #3 and potential R2. Motion to assess needs of small business and help hotels by Vareberg, 2nd by Mulari, motion carried.

- **Fraze Industrial:** Discussion per memo which detailed conversation between staff and MMCDC regarding housing development and incentives – in particular as it relates to Fraze Industrial and Fraze’s interest in that site for housing.

7. Budget to Actual and Balance Sheet: Motion to approve by Knutson, 2nd by Mulari, motion carried.

8. EDA Board – Open Forum: N/A

9. Meeting Adjourned. Ludtke adjourned meeting at approximately 4:40 p.m.

ATTEST:

Respectfully submitted:

/s/ Guy Fischer
EDA Coordinator

/s/ Hank Ludtke
EDA Board President