



COUNTY OF BECKER

ECONOMIC DEVELOPMENT AUTHORITY

REGULAR MEETING MINUTES

Becker County
915 Lake Avenue
Detroit Lakes, MN 56501

Thursday, June 22nd, 2023

3:30 PM

1st Floor Board Room Courthouse

ATTENDEES: Hank Ludtke, Richard Vareberg, Karen Mulari, Abby Anderson, Erica Jepson, Tom Klyve (via Teams)

OTHER: Cody Piper (Becker County), Pat Oman (Becker County), Mary Hendrickson (Becker County), Heather Hamlin (MMCDC), Robyn Beck (MMCDC)

ABSENT: Sean Felker

Meeting Minutes

- I. **CALL REGULAR MEETING TO ORDER @ 3:30 pm - Hank Ludtke**
- II. **APPROVAL OF REGULAR MEETING AGENDA – (M) Jepson (S) Mulari, Motion carried.**
- III. **APPROVAL OF MEETING MINUTES FROM MAY 18th 2023 – (M) Mulari (S) Anderson, Motion carried.**
- IV. **CONSENT ITEMS**
 - a. *Mary Hendrickson inquired about locations for roof claims under public housing. Beck informed Wisconsin St in Callaway, Ash Ave in Frazee, and Sharon St in Detroit Lakes. Mary Hendrickson inquired about housing vouchers being used. Beck responded.*

Motion to accept registers, payment bills, financials by Mulari. Second by Klyve. Motion carried.
- V. **EDA MONTHLY REPORTS**

Motion to accept monthly reports by Vareberg. Second by Mulari. Motion carried.
- VI. **HOUSING UPDATES – (Beck – MMCDC)**
 - a. *MURL Update – still waiting on response from contractor to put basement under house in Frazee.*
 - b. *Public Housing - vacation of unit being rescinded. 55 vouchers in use. 4 prospective renters. Inquiry from County resident about building rental units if MMCDC could fill with tenants. Discussion of location and issues amongst board members.*
 - c. *Housing Subcommittee – (Klyve) First meeting report summary. Presented committee idea for housing development regarding locations, partnerships, contractors, and EDA role. Presented land purchase auction opportunity for development near Detroit Lakes. Vareberg inquired about consensus of rentals. MMCDC inquired who would manage the property rental. Hendrickson commented about permit problems with putting rentals in this location. Discussion about other locations. Piper commented that there is an inventory of county and city owned properties available for development already. Oman commented about process of buying land vs providing incentives to developers and TIF vs Tax Abatement possibilities. Vareberg proposed private parcel and building single family homes with individual utilities. Jepson asked if Board wanted to pursue land auction or purchase of other land. Hendrickson commented on available funds and board. Oman recommended incorporating land acquisition into Comprehensive Economic*



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VI.(c.) Continued... Development Strategy. Board discussed location and property tax differences and impact on costs. Hamlin commented on having dedicated person who can act on behalf of board for purchased because of timeline and pace of property sales. Board consensus was to hold special meetings as needed. Board referred to have subcommittee identify pathways to land acquisitions.

VII. ECONOMIC DEVELOPMENT – (Piper)

- a. Review and update of Comprehensive Economic Development Strategy also known as CEDS. Updated strategy was presented to board as information and to provide feedback. Oman commented on expiring contract with MMCDC, timeline, and asked for input of how board would like to proceed with contract renewal.*
- b. Presented Minnesota City Participation Program report. Becker County has used about 85%.*
- c. Conducted no cost 3rd party review of enabling resolution with Ehlers Inc. discussed status of resolution, recommendations, and concerns. Offered to have Ehlers representative attend meeting in near future to discuss findings and recommendations in detail to the board.*
- d. Presented to program opportunities – Rural Economic Development Loan and Small Cities Development Program. Oman explained Small Cities Development Program and gave examples of how the program can be used.*

VIII. EDA BOARD OPEN FORUM – no discussion

IX. ADJOURNED @ 5:00 pm - Hank Ludkte

ATTEST:

Respectfully submitted:

/s/ Cody Piper _____

Economic Development Specialist

/s/ Hank Ludkte _____

EDA Board President