

HENDRUM ECONOMIC DEVELOPMENT AUTHORITY

Regular Board Meeting Minutes

June 14, 2021

CALL TO ORDER

President Johannsen called to order the regular meeting of the Hendrum EDA at 6:38 pm on June 14, 2021 in the Hendrum Civic Center located at 309 Main Street East in Hendrum, Minnesota.

ROLL CALL

The following board members were present: Mike Smart and Curt Johannsen.

The following city personnel were present: Keri Plemmons, Secretary-Treasurer.

The following members of the public were present: Trinity Moore, Lues Lopez, Abby Harthun, Paul Luoma, Heather Luoma, Mike Halstad, Echo Halstad and Jeremy Bachmeier.

PUBLIC HEARING (6:40 pm)

Notice was given, pursuant to Minnesota Statute, Section 394.26, that the Hendrum Economic Development Authority, in and for the City of Hendrum, would conduct a public hearing on Monday, June 14, 2021, in the Hendrum Civic Center, 309 Main St E, Hendrum, MN, beginning at 6:40 pm. The purpose was to hear public comments on the proposed sale of real property owned by the Hendrum Economic Development Authority for the purposes of moving in a pre-owned manufactured home. The legal description of the property is as follows: Lots Six (6) and Seven (7), Eight (8), Nine (9), and Ten (10), Block Sixteen (16), Original Townsite of the Village, now City of Hendrum, Norman County, Minnesota. There was no written commentary submitted to the City Clerk's office. Members of the public were in attendance to provide public commentary. Mr. Luoma turned in a written statement by Mr. and Mrs. Gammon that expressed support of the sale. Mr. and Mrs. Luoma provided verbal commentary in support of the sale. After all commentary was received, the hearing was closed at 6:57 pm.

PUBLIC HEARING (7:00 pm)

Notice was given, pursuant to Minnesota Statute, Section 394.26, that the Hendrum Economic Development Authority, in and for the City of Hendrum, would conduct a public hearing on Monday, June 14, 2021, in the Hendrum Civic Center, 309 Main St E, Hendrum, MN, beginning at 7:00 pm. The purpose was to hear public comments on the proposed sale of real property owned by the Hendrum Economic Development Authority for the purposes of removing the structure and using the lot as an open yard space. The legal description of the property is as follows: Lots Six (6) and Seven (7), Block Four (4), of Hancock's First Addition to the Village, now City of Hendrum, Norman County, Minnesota. There was no written commentary submitted to the City Clerk's office. Mr. Lopez inquired about the use of the property. No other verbal commentary was received. The hearing was closed at 7:01 pm.

CONSENT AGENDA

- a) May 10, 2021, EDA regular meeting minutes

MOTION: M. Smart moved; seconded by C. Johannsen to approve the listed consent agenda item.

ALM: absent; JOHANNSEN: aye; SMART: aye. MOTION PASSED.

APPROVAL OF AGENDA

MOTION: C. Johannsen moved; seconded by M. Smart to approve the agenda as presented.

ALM: absent; JOHANNSEN: aye; SMART: aye. MOTION PASSED.

REPORTS OF OFFICERS AND DEPARTMENT HEADS

- a) **PRESIDENT:** No report.

- b) **SECRETARY/TREASURER:**

- A. Financial Report:** The May financial report and June claims list totaling \$609.06 was presented for approval.

MOTION: M. Smart moved; seconded by C. Johannsen to approve the May financial report and payment of the following claims totaling \$609.06.

Red River Valley Coop	\$242.39
Valley General Store	\$46.97
Keri Plemmons	\$56.33
Menards	\$85.96
City of Hendrum	\$102.41
The Red River Promoter	\$75.00

ALM: absent; JOHANNSEN: aye; SMART: aye. MOTION PASSED.

UNFINISHED BUSINESS

- A. Professional Building Rental Space:** Amber Black expressed an interest in renting the space for one day every 4-6 weeks until a permanent renter was found. The board discussed charging \$20.00 - \$25.00 per day. No action was taken. It was decided to continue advertising the available space for rent in The Red River Promoter for an additional 90 days.

MOTION: M. Smart moved; seconded by C. Johannsen to continue advertising the available space for rent for ninety days in The Red River Promoter.

ALM: absent; JOHANNSEN: aye; SMART: aye. MOTION PASSED.

- B. Norman County West Elementary School:** The recommendations from the city attorney regarding the purchase agreement have been sent to the school board for approval. It was discussed that due to the short time frame available before the school district is consolidated a quit claim deed would need to be considered. The online auction for surplus items from the Norman County West Elementary School was opened earlier than expected but was currently paused until further notice.

C. Surplus Items – Online Auction: No update.

D. 335 Main St W: Following the public hearing, the Authority resolved that the sale of the property is in the best interest of the city and that it shall enter into a purchase agreement with Lues Lopez for the sale price of one dollar (\$1.00) subject to all contingencies listed in the purchase agreement. The purchase agreement will include but not be limited to the following contingencies: The structures on the property will be removed in one year; an additional year will be provided to either construct or move-in a new or preowned residential dwelling; and that a building permit application will be submitted and approved pursuant to Ordinance No. 74: Planning & Zoning (Land Use) by the city council before any structure is built or moved onto the property. If a structure is not substantially completed by the end of two (2) years after the purchase agreement is signed, the property will be reverted back to the Hendrum Economic Development Authority.

MOTION: *M. Smart* moved; seconded by *C. Johannsen* to adopt Resolution No 2021-02: A Resolution Authorizing the Sale of Real Property in the City of Hendrum. By the following roll call vote the resolution was adopted and is on file at the city clerk's office.

ALM: *absent*; *JOHANNSEN:* *aye*; *SMART:* *aye*. *MOTION PASSED.*

E. 363 Rice St S: The board would like to conduct more research regarding the proposal by Ms. Moore for the sale of the property.

MOTION: *M. Smart* moved; seconded by *C. Johannsen* to table the decision regarding the sale of 363 Rice St. S.

ALM: *absent*; *JOHANNSEN:* *aye*; *SMART:* *aye*. *MOTION PASSED.*

NEW BUSINESS:

A. Yard of the Month: The board discussed whether-or-not to continue the Yard of the Month award program for 2021.

MOTION: *C. Johannsen* moved; seconded by *M. Smart* to continue the Yard of the Month award program for July, August, and September 2021.

ALM: *absent*; *JOHANNSEN:* *aye*; *SMART:* *aye*. *MOTION PASSED.*

ADJOURNMENT

Having no further business, *M. Smart* moved; seconded by *C. Johannsen* to adjourn the meeting at 7:17 pm. The next regular board meeting will be at 6:30 pm on July 12, 2021, in the boardroom of the Professional Building located at 308 Main Street East in Hendrum, Minnesota.

Minutes submitted by: Keri Plemmons, Secretary/Treasurer