

HENDRUM ECONOMIC DEVELOPMENT AUTHORITY

Regular Board Meeting Minutes

October 16, 2023

CALL TO ORDER

President Johannsen called to order the regular meeting of the Hendrum EDA at 6:39 pm on October 16, 2023 in the boardroom of the Professional Building located at 308 Main Street East in Hendrum, Minnesota.

ROLL CALL

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

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

The following members of the public were present: Olga Diaz, Karen Jacobson, Tammy Leraas, Jesse Leraas, Stash Hempeck, and Duncan Hempeck.

PUBLIC HEARING

An application for Conditional Use Permit has been filed by Dean Solum pursuant to Section 5, Subdivision 5, Ordinance No. 74: Planning & Zoning (Land Use) to install and operate a private heliport on Lots 19 to 24, Block 1, White's First Addition, City of Hendrum, Minnesota. Notice of the public hearing was published in Norman County Index, posted on the city bulletin board, and mailed to property owners who were located within 350' of the affected property. The public hearing started as scheduled at 6:45. There was no written commentary submitted by the public. There were five members of the public in attendance to be heard during the public hearing.

1. Olga Diaz inquired about the price of the property. The property is currently listed for sale at \$69,900.
2. Karen Jacobson inquired about the location of the proposed landing space and was concerned if the landing and take-off would affect the recycling bins.
3. Jesse Leraas asked how often the private heliport would be used.
4. Stash Hempeck was opposed to or would prefer not to have a private heliport allowed on the property as it is located adjacent to his own property, and he has concerns about the noise and disruptions.
5. Duncan Hempeck was not necessarily opposed to the private heliport but would like to keep the trees that are proposed to be removed.

The public hearing was closed at 7:06 pm. The Authority recommended approval of the conditional use permit to the Hendrum City Council.

MOTION: M. Smart moved; seconded by C. Johannsen to recommend to the City Council the approval of the conditional use permit for the private heliport if Mr. Solum purchases the property.

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

CONSENT AGENDA

- a) September 11, 2023, EDA regular meeting minutes

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

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 update.
- b) **SECRETARY/TREASURER:**

- A. Financial Report:** The September financial report and October claims list totaling \$2,605.24 were presented for approval.

MOTION: M. Smart moved; seconded by C. Johannsen to approve the September financial report and payment of the following claims totaling \$2,605.24.

Kotaco Fuels	\$580.35
Ada Building Center	\$157.92
Red River Valley Co-op	\$240.47
Norman County Auditor-Treasurer	\$1,117.63
Internal Revenue Service	\$18.36
Eggen Heating and Air Conditioning	\$150.00
McCollum Hardware	\$18.99
Red River Valley Co-op	\$177.06
Sam's Club	\$32.05
City of Hendrum	\$112.41

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

UNFINISHED BUSINESS

- A. Elementary School:** There are currently four tenants in the building. The Authority will be sponsoring a "Name the Building" contest that will be advertised in the holiday newsletter and will offer a \$25 gift certificate to Sugar Mama's Bakery. The

old portion of the building is getting winterized. There was roof damage discovered on the gymnasium roof. Damage estimates are being procured.

- B. Mural:** No update.
- C. Drone Video:** The video is still in the works.

NEW BUSINESS:

- A. Salon Space:** The owner of the hair salon has requested a reduced rental rate as her business isn't generating enough revenue. The Authority agreed to reduce the rental rate for the salon space to help the salon owner keep her business in Hendrum.

ADJOURNMENT

Having no further business, *M. Smart* moved; seconded by *C. Johannsen* to adjourn the meeting at 7:12 pm. The next regular board meeting will be at 6:00 pm on November 13, 2023, in the boardroom of the Professional Building located at 308 Main Street East in Hendrum, Minnesota.

Minutes submitted by: Keri Plemmons, Secretary/Treasurer