

# HENDRUM ECONOMIC DEVELOPMENT AUTHORITY

## Regular Board Meeting Minutes

August 16, 2021

### CALL TO ORDER

President Johannsen called to order the regular meeting of the Hendrum EDA at 7:01 pm on August 16, 2021 in the boardroom of the Professional Building located at 308 Main Street East in Hendrum, Minnesota.

### ROLL CALL

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

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

The following members of the public were present: Sarah Anderson, Justin Rondorf and Tom Brownlee.

### CONSENT AGENDA

a) July 12, 2021, EDA regular meeting minutes

b) July 20, 2021, EDA special meeting minutes

*MOTION: M. Smart moved; seconded by M. Alm to approve the listed consent agenda items.*

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

### APPROVAL OF AGENDA

*MOTION: M. Smart moved; seconded by M. Alm to approve the agenda as presented.*

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

### REPORTS OF OFFICERS AND DEPARTMENT HEADS

a) **PRESIDENT:** No report.

b) **SECRETARY/TREASURER:**

**A. Financial Report:** The July financial report and August claims list totaling \$612.60 was presented for approval.

*MOTION: M. Alm moved; seconded by M. Smart to approve the July financial report and payment of the following claims totaling \$612.60.*

|                          |          |
|--------------------------|----------|
| Internal Revenue Service | \$14.68  |
| Red River Valley Coop    | \$180.83 |
| City of Hendrum          | \$102.41 |
| Julin Law Office, PLLC   | \$300.00 |
| Internal Revenue Service | \$14.68  |

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

### UNFINISHED BUSINESS

**A. Professional Building Rental Space:** No update

**B. Norman County West Elementary School:** The "Save the Building" committee is continuing to work on efforts to repurpose the building. The request to rent the

professional kitchen space in the school to operate a baking and catering business owned by Dena Bishop has been approved. A feasibility study was conducted for the proposed intent of opening a private school in the facility. The results have not come back yet.

- C. Yard of the Month:** 223 Herbert Street South was nominated for the next yard of the month award.

*MOTION: M. Alm* moved; seconded by *M. Smart* to award yard of the month to Mr. Solum for his property at 223 Herbert Street South.

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

### **PUBLIC HEARING (7:15 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, August 16, 2021, in the Professional Building boardroom, 308 Main St E, Hendrum, MN, beginning at 7:15 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 new manufactured home. The legal description of the property is as follows: Lots One (1) and Four (4) in Block Three (3), Hancock's Addition to the 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. Ms. Anderson provided a positive character reference for the potential property owner and has seen the manufactured home and testified how nice the home is inside and out. Mr. Brownlee inquired about the skirting and if there was going to be a garage constructed as well. Mr. Rondorf had an exhibition on hand that showed the plans to side base of the structure in the same siding material as the main structure as is required in the zoning ordinance. He stated that he plans to build a garage in a few years. After all commentary was received, the hearing was closed at 7:24 pm.

### **NEW BUSINESS:**

- A. 360 Rice St S:** 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 Justin Rondorf for the sale price of one dollar (\$1.00) subject to all contingencies listed in the purchase agreement. The purchase agreement will include the contingency that if the proposed structure is not substantially completed by the end of one (1) year after the purchase agreement is signed, the property will be reverted back to the Hendrum Economic Development Authority.

*MOTION: M. Alm* moved; seconded by *M. Smart* to adopt Resolution No. 2021-03: 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: *aye*; JOHANNSEN: *aye*; SMART: *aye*. *MOTION PASSED.*

**ADJOURNMENT**

Having no further business, *M. Alm* moved; seconded by *M. Smart* to adjourn the meeting at 7:31 pm. The next regular board meeting will be at 6:30 pm on September 13, 2021, in the boardroom of the Professional Building located at 308 Main Street East in Hendrum, Minnesota.

Minutes submitted by: Keri Plemmons, Secretary/Treasurer