HENDRUM ECONOMIC DEVELOPMENT AUTHORITY

Regular Board Meeting Minutes

August 19, 2026

CALL TO ORDER

President Johannsen called the regular meeting of the Hendrum EDA to order at 6:34 p.m. on August 19, 2026, in the boardroom of the Professional Building, 308 Main Street East, Hendrum, Minnesota.

ROLL CALL

The following board members were present: Kristi Beyl, Curt Johannsen, Sarah Ramsey, Mike Smart and Ann Tommerdahl.
The following city personnel were present: Keri Plemmons, EDA Secretary-Treasurer.

CONSENT AGENDA

A. July 15, 2026, EDA regular meeting minutes

MOTION: M. Smart moved; seconded by *A. Tommerdahl* to approve the consent agenda.
BEYL: *aye*; JOHANNSEN: *aye*; RAMSEY: *aye*; SMART: *aye*; TOMMERDAHL: *aye.*
MOTION PASSED.

APPROVAL OF AGENDA

MOTION: A. Tommerdahl moved; seconded by *K. Beyl* to approve the agenda with the additions of 100 Park Avenue East and Hot Water Heater Replacement.
BEYL: *aye*; JOHANNSEN: *aye*; RAMSEY: *aye*; SMART: *aye*; TOMMERDAHL: *aye.*
MOTION PASSED.

REPORTS OF OFFICERS AND DEPARTMENT HEADS

PRESIDENT: The President reported no new items and noted that topics requiring discussion were already on the agenda.

SECRETARY/TREASURER:

- **Financial Report:** The July financial report and August claims list totaling $1,329.17 were presented for approval.

MOTION: K. Beyl moved; seconded by *M. Smart* to approve the July financial report and payment of the following claims totaling $1,329.17.
BEYL: *aye*; JOHANNSEN: *aye*; RAMSEY: *aye*; SMART: *aye*; TOMMERDAHL: *aye.*
MOTION PASSED.

City of Hendrum	$120.98
Red River Valley Co-op	$365.33
Internal Revenue Service	$18.36

Julin Law Office	$805.95
Amazon.com	$18.55

COMMUNITY CLUB REPORT: No report.

HOMETOWN HOPE REPORT: Kristi reported that the Wings on Strings kite festival was a tremendous success, drawing visitors from throughout the region and generating significant positive attention for Hendrum. She noted that board members John Kolness and Steve Harrington have stepped down, and Hometown Hope is actively seeking new board members. The request for sale of the building has been placed on hold while the organization evaluates its future direction and recruits additional leadership. Discussion also included future grant-funded community events, including a snowshoeing event, a multicultural community meal, a chalk festival, and plans to explore bringing the kite festival back to Hendrum in 2027.

A. UNFINISHED BUSINESS

A. **Infinity Center:** President Johannsen provided an update on ongoing efforts to market and redevelop the Infinity Center property. No new developments were reported regarding Dekko Foundation funding, and follow-up continues on a previously discussed dairy project. Discussion focused on a potential opportunity to utilize the facility as a regional educational center for special-needs students through a cooperative effort among area school districts. The Board also reviewed information from an individual with experience in senior housing development who has expressed interest in marketing the building to developers. Building information, layouts, and room dimensions have been provided for review, and members discussed the potential for conversion of portions of the school into senior housing or other residential uses. Additional ideas for future redevelopment, including workforce housing opportunities, were also discussed. The Board agreed to continue pursuing all viable options that could return the facility to productive use and benefit the community.

B. **304 Main St. Roof:** No update.

C. **Yard of the Month:** Members reported that, despite several attempts, they had been unable to present the Yard of the Month award. The Board agreed to continue the item for another month and then conclude the program for the year, noting that the late-season conditions made it difficult to identify suitable properties for recognition.

D. **Lot 1, Block 1, Wild Rice Addition:** No action was taken as the interested parties had not yet returned the required paperwork to proceed with the transaction.

E. **Demolition Loan Program:** The Board discussed the state demolition loan program as a potential funding source for the removal of blighted structures within the community. Members reviewed the program's February application deadline and noted that it may be a viable option to assist with demolition of the structure located at 100 Park Avenue East. The Board agreed to continue exploring the program and its eligibility requirements as a means of facilitating future redevelopment of the property.

NEW BUSINESS:

A. **100 Park Ave E:** The Board discussed the future of the property located at 100 Park Avenue East and considered potential redevelopment options once the existing blighted structure is removed. Ideas included creating a community gathering space, shelter, or dog park, while also recognizing the property's value as a desirable residential lot. Members discussed neighborhood concerns, zoning considerations, and the costs associated with demolition. The Board agreed that pursuing demolition assistance through the state's demolition loan program is the first priority and that redevelopment options can be further evaluated once the property has been cleared.

B. **Hot Water Heater:** The Board discussed the failure of the Professional Building's hot water heater, which serves the shared facilities and is needed by a tenant for business operations. After confirming the unit was no longer functioning, members agreed that replacement was necessary and discussed potential contractors to complete the work.

MOTION: M. Smart moved; seconded by *S. Ramsey* to authorize the replacement of the hot water heater and to have M. Smart and C. Johannsen coordinate obtaining quotes and arranging installation.
BEYL: *aye*; JOHANNSEN: *aye*; RAMSEY: *aye*; SMART: *aye*; TOMMERDAHL: *aye.*
MOTION PASSED.

ADJOURNMENT

Having no further business, *A. Tommerdahl* moved; seconded by *K. Beyl* to adjourn the meeting at 7:16 p.m. The next regular board meeting will be held at 6:30 p.m. on Wednesday, September 16, 2026, in the boardroom of the Professional Building, 308 Main Street East, Hendrum, Minnesota.

Minutes submitted by: Keri Plemmons, Secretary/Treasurer