

HENDRUM ECONOMIC DEVELOPMENT AUTHORITY

Regular Board Meeting Minutes

October 15, 2025

CALL TO ORDER

President Johannsen called to order the regular meeting of the Hendrum EDA at 6:34 PM on October 15, 2025 in the boardroom of the Professional Building located at 308 Main Street East in Hendrum, Minnesota.

ROLL CALL

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

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

The following members of the public were present: Stephanie Kaasa, Josh Kaasa, Justin Aguirre, Paige Aguirre and Paul Baukol.

CONSENT AGENDA

a) September 17, 2025, EDA regular meeting minutes

MOTION: M. Smart moved; seconded by A. Tommerdahl to approve the consent agenda.

BISHOP: absent; JOHANNSEN: aye; RAMSEY: absent; SMART: aye; TOMMERDAHL: aye.

MOTION PASSED.

APPROVAL OF AGENDA

A. Add to New Business: **B. Custodian**

MOTION: A. Tommerdahl moved; seconded by M. Smart to approve the agenda with the listed addition.

BISHOP: absent; JOHANNSEN: aye; RAMSEY: absent; SMART: aye; TOMMERDAHL: aye.

MOTION PASSED.

PUBLIC HEARING (6:45 PM)

The public hearing was held to gather input on the proposed sale of property at 100 Park Avenue East in Hendrum. The discussion clarified that the sale would exclude trees on the west side of Highway 75, which the city intends to retain for snow protection. Stephanie and Josh Kaasa outlined their plan to tear down existing structures and build a house on the property. Public comments were supportive, with no objections raised.

REPORTS OF OFFICERS AND DEPARTMENT HEADS

a) **PRESIDENT:** President Curt Johannsen had nothing to report beyond what was already on the agenda.

b) **SECRETARY/TREASURER:**

A. Financial Report: The September financial report and October claims list totaling \$1,408.46 were presented for approval.

MOTION: M. Smart moved; seconded by *A. Tommerdahl* to approve the September financial report and payment of the following claims totaling \$1,408.46.

City of Hendrum	\$121.01
Internal Revenue Service	\$35.96
Norman County Auditor	\$1,233.13
Internal Revenue Service	\$18.36

BISHOP: absent; JOHANNSEN: aye; RAMSEY: absent; SMART: aye; TOMMERDAHL: aye.

MOTION PASSED.

c) **COMMUNITY CLUB REPORT:** The Community Club discussed plans for the upcoming Halloween party, noting the “Deck the Halls” will not take place as originally planned. Instead, they are considering moving the event back to the fire hall and focusing on decorating and organizing gifts. They plan to coordinate with the fire department and explore additional activities for Santa Days.

UNFINISHED BUSINESS

A. Infinity Center:

- **Dekko Foundation:** No updates.
- **Fundraising:** The board discussed ongoing efforts to raise funds for maintaining the Infinity Center. They agreed that fundraising should involve support from the Community Club but decided to postpone any major initiative until the club secures its own non-profit status.
- **Riverview Dairy:** The board talked about ongoing conversations with Riverview Dairy regarding the possible use of the Infinity Center. The dairy recently showed interest after touring the property and is considering options for housing related to its new project.

B. 100 Park Ave E: The EDA held a public hearing on selling the property at 100 Park Avenue East. The prospective buyers plan to tear down the existing structures and build a house. No objections were raised during the hearing; comments were generally supportive. The board agreed to proceed with the sale for \$1 under conditions that all existing structures be removed, the property remains residential, and substantial progress be made within two years. A motion was approved to start the paperwork.

MOTION: M. Smart moved; seconded by *A. Tommerdahl* to authorize the preparation of paperwork for the sale of 100 Park Avenue East to Stephanie and Josh Kaasa for one dollar, requiring removal of existing structures, construction of a residential home within two years,

compliance with zoning standards, and adjusting property boundaries to exclude trees west of Highway 75.

BISHOP: *absent*; JOHANNSEN: *aye*; RAMSEY: *absent*; SMART: *aye*; TOMMERDAHL: *aye*.

MOTION PASSED.

NEW BUSINESS:

A. 304 Main St Roof: The board discussed the roof condition at 304 Main St E and the estimated repair cost, agreeing to postpone full replacement while the tenant explores donations or grants. In the meantime, they considered temporary reinforcement of the weak area and repair options will be evaluated before the next meeting.

B. Custodian: The current custodian will be stepping down once a replacement is found. The board has agreed to advertise the position for cleaning the Professional Building, with applications due by noon on November 19.

MOTION: A. *Tommerdahl* moved; seconded by *M. Smart* to advertise for a custodian for the Professional Building, with applications due by noon on November 19.

BISHOP: *absent*; JOHANNSEN: *aye*; RAMSEY: *absent*; SMART: *aye*; TOMMERDAHL: *aye*.

MOTION PASSED.

ADJOURNMENT

Having no further business, *M. Smart* moved; seconded by *A. Tommerdahl* to adjourn the meeting at 7:03 pm. The next regular board meeting will be at 6:00 pm on Wednesday, November 19, 2025 in the boardroom of the Professional Building located at 308 Main Street East in Hendrum, Minnesota.

Minutes submitted by: Keri Plemmons, Secretary/Treasurer