

# HENDRUM ECONOMIC DEVELOPMENT AUTHORITY

## Regular Board Meeting Minutes

September 17, 2025

### CALL TO ORDER

President Johannsen called to order the regular meeting of the Hendrum EDA at 6:38 PM on September 17, 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: Dena Bishop, 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, Ann Baukol, Dustin Reinhart, Stephanie Schenk (REACH Director), and Kristi Beyl (REACH Thrift Store & Food Shelf staff).

### CITIZENS' FORUM

- A. Kristi Beyl presented plans to establish a new nonprofit organization called Hometown HOPE (Helping Others Provide Enrichment), to continue and expand the community services previously offered by REACH in Norman County, following REACH's merger with CAPLP (Community Action Partnership of Lakes and Prairies). She outlined the mission to maintain the thrift store, food pantry, and freezer meal program for seniors, and requested support from the City of Hendrum to designate a space in 308 Main St E as the nonprofit's headquarters. Kristi emphasized the urgency of filing incorporation documents and securing an EIN to begin fundraising and grant applications and shared her intent to operate the organization with volunteer support and minimal staffing during its startup phase. The EDA unanimously approved renting the space to Hometown HOPE for \$1/month, expressing strong support for Kristi's leadership and dedication to preserving vital local services.
- B. Stephanie Kaasa expressed interest in purchasing the property at 100 Park Ave E to build a home, either for personal use or resale. Dustin Reinhart, another interested party, withdrew his interest in the property. A public hearing will be scheduled.

### CONSENT AGENDA

- a) August 20, 2025, EDA regular meeting minutes

*MOTION: D. Bishop moved; seconded by A. Tommerdahl to approve the consent agenda.*

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

*MOTION PASSED.*

## APPROVAL OF AGENDA

A. Add to New Business: **A. Hometown Hope; B. 100 Park Ave E.**

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

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

*MOTION PASSED.*

## REPORTS OF OFFICERS AND DEPARTMENT HEADS

a) **PRESIDENT:** President Curt Johannsen reported no new updates beyond what was already included in the agenda.

b) **SECRETARY/TREASURER:**

**A. Financial Report:** The August financial report and September claims list totaling \$1,169.03 were presented for approval.

*MOTION: D. Bishop* moved; seconded by *M. Smart* to approve the August financial report and payment of the following claims totaling \$1,169.03.

City of Hendrum	\$225.43
Sam's Club	\$59.09
Amazon.com	\$66.74
Amazon.com	\$14.97
Red River Valley Co-op	\$246.30
Kotaco Fuels	\$556.50

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

*MOTION PASSED.*

c) **COMMUNITY CLUB REPORT:** The Community Club reported on the success of the recent Family Fun Night and shared plans for upcoming Halloween events, including a haunted house in the locker rooms and a vendor show. To maximize the effort involved in setting up, the haunted house may be open for multiple days, with different levels of scare intensity for various age groups. The Club also discussed rental agreements for the barrel train including considerations for damage deposits.

## UNFINISHED BUSINESS

**A. Infinity Center:**

- **Dekko Foundation:** No updates.
- **Fundraising:** The board discussed the financial challenges of maintaining the building, which currently exceeds budgeted costs. The City Council is exploring options to reduce costs, including selling the 1990 addition of the building or potentially the entire facility, while retaining key areas like the

gym, cafeteria, and north classrooms. Fundraising remains a priority, but structural changes may be necessary to ensure long-term sustainability.

**NEW BUSINESS:**

- A. Hometown HOPE:** The EDA unanimously approved renting office space at 308 Main St E to Hometown HOPE for \$1/month, expressing strong support for Kristi's leadership and dedication to preserving vital local services.

*MOTION:* D. Bishop moved; seconded by A. Tommerdahl to rent office space at 308 Main St E to Hometown HOPE for one dollar per month.

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

*MOTION PASSED.*

- B. 100 Park Ave E:** A public hearing was scheduled for October 15 at 6:45 PM to gather public commentary on the proposed sale of 100 Park Ave E for the purpose of removing the blighted structures and constructing a new home.

*MOTION:* M. Smart moved; seconded by A. Tommerdahl to schedule a public hearing on the proposed sale of 100 Park Ave E on October 15, 2025, at 6:45 PM.

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

*MOTION PASSED.*

**ADJOURNMENT**

Having no further business, D. Bishop moved; seconded by A. Tommerdahl to adjourn the meeting at 7:14 pm. The next regular board meeting will be at 6:30 pm on Wednesday, October 15, 2025 in the boardroom of the Professional Building located at 308 Main Street East in Hendrum, Minnesota.

Minutes submitted by: Keri Plemmons, Secretary/Treasurer