

Crooks Housing and Redevelopment Commission

Meeting Minutes

April 20, 2021

At 7 pm, Chairman Harstad called the meeting to order at the Crooks Community Center. Answering roll call were: Nelson, Carlson, Harstad.

Pledge of Allegiance was recited by those present.

Approve agenda. Motion by Carlson to approve agenda, seconded by Nelson. No discussion. All aye, motion carries.

Approve meeting minutes. Motion by Carlson to approve meeting minutes, seconded by Nelson. No discussion. All aye, motion carries.

Bills & Communications. Commission reviewed claims. Motion by Carlson to approve April claims, seconded by Nelson. No discussion. All aye, motion carries.

Approved claims.

Crooks Housing and Redevelopment Commission				
April Claims 2021 claims				
Vendor	Date incur.	Amount	Description	
DNB National Bank	4/14/2021	\$ 13,655.17	bond payment	
Meierhenry Sargent	4/5/2021	\$ 48.00	March legal expense	
SD DENR	9/9/2020	\$ 250.00	stormwater fee	
Internal Revenue Service/E	4/19/2021	\$ 15.28	FICA + Fed for 03.22.21 mtg	
Mike Harstad	3/22/2021	\$ 23.09	wages 03.22.21 mtg	
Chad Moller	3/22/2021	\$ 23.09	wages 03.22.21 mtg	
Jeff Nelson	3/22/2021	\$ 23.09	wages 03.22.21 mtg	
Robert Carlson	3/22/2021	\$ 23.09	wages 03.22.21 mtg	
		\$ 14,060.81		

Financials. Motion by Nelson to approve financials, seconded by Carlson. Harstad asked Schantz if anything of note needed discussion, there was not. No further discussion. All aye, motion carries.

Open comments. None.

New business.

- a. Naming of streets in development. Commissioners discussed the naming of streets in the new development and reviewed the input stipulation of purchase agreement for land. The naming options for street names and cul-de-sacs were reviewed. Steve Van Buskirk, development partner of CHRC, suggested naming streets and consider pond that has been suggested to be placed in development. Discussed names are as follows:

Ivy Lane, Paisley Circle, Conner Circle, Reese Circle, Willey Circle, Pond Drive

- b. Contract extension with Van Buskirk. Contract addendum for extension of existing contract was reviewed. In addition, an update on the status of the TIF for the development was provided by Van Buskirk. Tentatively, the TIF is scheduled for presentation in the latter half of May this year.

Old business.

- a. Update on Sunset lots. A complaint regarding a lot was received by Bartels (CHRC realtor). Interest in lots remains high with more lot closing scheduled for the end of April and early May.
- b. Update TIF. TIF was discussed under name business. The rezoning of the property was discussed.
- c. Revisit naming of the development. At the last meeting, the development was given the name of "Harvest Acres." Commissioners and public present discussed options to rename the development and refer to the pond, which will be placed in development. The suggestion of Heritage Pond was made by member of public. Motion by Nelson to name development "Heritage Pond," seconded by Carlson. No further discussion. All aye, motion carries.
- d. Status of new development: Steve Van Buskirk informed the commission that the rezoning will be started at the next City Council meeting. This will require a public hearing which will need to be done for both the City council and Planning and Zoning. Once the preliminary plan is approved, construction plans will begin. Grading is tentatively scheduled to begin in July, utilities in August and September is anticipated for the first phase of the streets. It is the goal to have grading completed for the additional phases for winter sales and sprint 2022 starts.

Adjourn. Motion by Carlson to adjourn meeting at 7:45 pm, seconded by Nelson. No discussion. All aye, motion carries.

Respectfully submitted,

Jeff Nelson

Secretary

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