

BENTON COUNTY HOUSING AND REDEVELOPMENT AUTHORITY (HRA)
MEETING MINUTES
JULY 15, 2025

County Administrator Montgomery Headley called the Benton County Housing and Redevelopment Authority (HRA) meeting to order at 10:33 AM. Roll call found Commissioners Pam Benoit, Steve Heinen, Ed Popp, Jared Gapinski and Scott Johnson present.

Gapinski nominated Popp for 2025 President of the HRA Board. Seconded by Johnson. Nominations were closed and a unanimous ballot was cast for Popp for HRA Board President for 2025. President Popp called for nominations for a 2025 HRA Board Vice-President. Gapinski nominated Heinen for 2025 Vice-President of the HRA Board. Seconded by Johnson. Nominations were closed and a unanimous ballot was cast for Heinen for HRA Board Vice-President for 2025.

Gapinski nominated Benoit as Secretary of the HRA Board. Seconded by Johnson. Nominations were closed and a unanimous ballot was cast for Benoit for HRA Secretary for 2025.

Johnson motioned to nominate Headley as the 2025 Executive Director of the HRA Board (Northland recommended appointing the County Administrator as Executive Director, who is then authorized by the HRA to execute subsequent bond documents). Seconded by Heinen. Nominations were closed and a unanimous ballot was cast for Headley as the 2025 HRA Executive Director.

The County Board addressed the approval of the July 6, 2004 Benton County HRA Meeting Minutes, noting that none of the current Board members were present at that meeting. Headley stated that he remembered that meeting and could verify that the meeting minutes were accurate. Motion by Heinen and seconded by Johnson to approve the HRA Meeting Minutes of July 6, 2004 based on Headley's recollection of the meeting, and also noting that none of the current County Board members were on the HRA Board at that time. Motion carried unanimously.

Headley requested the HRA Board to consider a motion of the Benton County Housing and Redevelopment Authority, requesting the Benton County Board conduct a public hearing on a Redevelopment Plan in connection with financing a County Government Center. Bond counsel has prepared a Resolution and Redevelopment Plan in connection with financing the government center project through the County Housing and Redevelopment Authority (HRA). Today's requested action asks the HRA to request a Public Hearing by the County Board on the Redevelopment Plan. The Foley City Council acted on July 8th to permit the County to operate a County HRA project within the City limits. On July 10th the County Planning Commission adopted a Resolution stating it has reviewed the proposed Redevelopment Plan. These two steps were required before the County Board and the County HRA could proceed with the financing plan. Motion by Benoit and seconded by Heinen to adopt a Resolution requesting the County Board to conduct a public hearing on August 5, 2025 at 9:00 AM in the County Boardroom, Foley, on a proposed Redevelopment Plan in connection with financing a new County government center. Motion carried unanimously.

The HRA Meeting adjourned at 10:39 AM.

President Edward D. Popp
Benton County Housing/Redevelopment Authority

ATTEST:

Secretary Pamela Benoit
Benton County Housing/Redevelopment Authority