



May 1st, 2025

**Lake Area Community Development
Corporation (LACDC)**

Open Session Board Meeting

Agenda

Lake Area Community Development Corporation

5/1/2025 Board of Directors Open Session Meeting

2:00 PM via Zoom

<https://us02web.zoom.us/j/85710749186?pwd=Q1JkWHowNitTdDB5NXFUVTI3N1NCZz09>

Join By Phone: 1-646-931-3860

Meeting ID: 857 1074 9186

Meeting Passcode: 614246

1. Roll Call
2. Review and Approval of the 4/3/2025 Open Session Meeting Minutes
3. Review and Approval of Treasurer's Report
4. USDA Packager Updates
5. Land Acquisition Updates
6. Lowe's House Plan Design and Pricing Updates
7. Open Discussions and Other Updates
8. Adjournment

The news media may obtain copies of this notice, and a direct link to the Zoom meeting can be submitted to anyone requesting access by contacting:

Ed Thomas, Secretary of the Board of Directors

100 Third Street, P.O. Box 722, Camdenton, MO 65020

Office: 573-317-9233 Fax: 573-317-9332 Email: director@ccddr.org

April 3rd, 2025

Open Session Minutes

LACDC Open Session Board Meeting Minutes

4/3/2025

2:00 PM

Meeting held via Zoom

Board Members Present: Richard Ross, Ron Yarbrough, Ed Thomas, Mark Shellenberg, Hugh Wilson, Chris Lothrop, David Payne

Absent: Jeff Hancock, Joanne Pope, Eric Sherrell

Guests: Rachel Baskerville, Emily Breckinridge, Ben Holt

Call to Order: Richard Ross called the meeting to order.

1. Roll Call: Richard Ross, Ron Yarbrough, Ed Thomas, Mark Shellenberg, Hugh Wilson, Chris Lothrop, David Payne

2. Review and Approval of 3/6/2025 Open Session Meeting Minutes

Motion to approve minutes made by Hugh Wilson, second by Ron Yarbrough.

In Favor: Richard Ross, Ron Yarbrough, Ed Thomas, Mark Shellenberg, Hugh Wilson, Chris Lothrop, David Payne

Opposed: None

Abstain: None

Motion carries.

3. Review and Approval of Treasurer's Report

Mark Shellenberg presented the Treasurer's Report.

Motion made by David Payne, second by Hugh Wilson, to approve the unaudited Treasurer's report as presented.

In Favor: Richard Ross, Ron Yarbrough, Ed Thomas, Mark Shellenberg, Hugh Wilson, Chris Lothrop, David Payne

Opposed: None

Abstain: None

Motion carries.

4. 197 Mulberry Lane, Camdenton, MO 65020 Updates

The property was sold. There may be some deposits for utilities coming back. Richard Ross stated Cricket Staggs did a good job in selling the property for the LACDC.

5. USDA Packager Updates

Ben Holt is working on two applications. There are no new submittals to LIFT since the March LACDC Board meeting. Ron Yarbrough stated the USDA rates have gone up, and Rose has taken and passed the certified packager test; however, he is not sure she has received her actual certificate yet.

6. Land Acquisition

Richard Ross met with Lee Schuman. Lee presented some potential property in Osage Beach that has access to utilities and has been platted. Richard and Lee will be meeting with the City of Osage Beach's public works individual and engineer on Monday at 10 AM. Lee is also a member of the Osage Beach Special Road District, and they are looking for some

projects because they have not utilized all their funds. The LACDC may be able to partner with the Special Road District to put streets in if the LACDC decides to develop a property.

There is also a piece of property listed in Eldridge in Laclede County that has access to water on the perimeter of the property. This property does not have access to sewer. Eventually, the LACDC may need to work with an engineering firm.

The Board discussed potential options and individuals to contact moving forward to secure some property for development.

7. Lowe's House Plan Design and Pricing Updates

Richard Ross stated that Lowes has three of four options available. Lowes will be contacting Richard next week.

8. Open Discussions & Other Updates

There were no topics presented for open discussions and/or other updates.

9. Adjournment

Motion to adjourn the Open Session meeting made by Ron Yarbrough, second by David Payne.

In Favor: Richard Ross, Ron Yarbrough, Ed Thomas, Mark Shellenberg, Hugh Wilson, Chris Lothrop, David Payne
Opposed: None
Abstain: None

Motion carries.

The Open Session meeting was adjourned.

Treasurer's Report (Unaudited)

Lake Area Community development Corp.

Treasurer's Report

April 30,2025

Beginning Balance \$ 30,262.51

4/8/2025	\$	9.00	#8 Tufts Electric
4/9/2025	0.99		Business Card Rebate
4/10/2025	283.17		Utility Refunds Laclede & City Camdenton
4/10/2025	\$	317.96	Credit Card Laclede 60&45.01, summit 212.65
4/10/2025	\$	881.00	#9 Assured Partners / D&O policy

Ending Balance Checking Acct \$ 29,338.71

Certificate of deposit \$200,000.00 (4.20%; 7-month maturity)