



June 5th, 2025

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

Open Session Board Meeting

Agenda

Lake Area Community Development Corporation

6/5/2025 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 5/1/2025 Open Session Meeting Minutes
3. Review and Approval of Treasurer's Report
4. USDA Packager Updates
5. Land Acquisition Updates
6. 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

May 1st, 2025

Open Session Minutes

LACDC Open Session Board Meeting Minutes

5/1/2025

2:00 PM

Meeting held via Zoom

Board Members Present: Richard Ross, Ron Yarbrough, Ed Thomas, David Payne, Eric Sherrell, Hugh Wilson (joined after meeting began), Chris Lothrop

Absent: Mark Shellenberg, Jeff Hancock, Joanne Pope

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, David Payne, Eric Sherrell, Chris Lothrop

2. Review and Approval of 4/3/2025 Open Session Meeting Minutes

Motion to approve minutes made by Ed Thomas, second by David Payne.

In Favor: Richard Ross, Ron Yarbrough, Ed Thomas, David Payne, Eric Sherrell, Chris Lothrop

Opposed: None

Abstain: None

Motion carries.

3. Review and Approval of Treasurer's Report

Richard Ross presented the Treasurer's Report.

Motion made by Ed Thomas, second by Ron Yarbrough, to approve the unaudited Treasurer's report as presented.

In Favor: Richard Ross, Ron Yarbrough, Ed Thomas, David Payne, Eric Sherrell, Chris Lothrop

Opposed: None

Abstain: None

Motion carries.

4. USDA Packager Updates

Ben Holt presented updates. One application package may be completed by mid-May, but one application has some credit issues. There are currently no pending applications at LIFT. The current USDA interest rate is 4.875%.

(Hugh Wilson joined the meeting)

5. Land Acquisition

Richard Ross has seen a lot of property in Camden, Miller, Morgan, and Laclede with a maximum listing price of \$250,000, which is how the search in the database is set up. Most of the land for sale appears to be undeveloped. There is a property in Eldon that Richard has been having discussions with the city. There is a lot of background

information about this property and DNR is involved; however, the property is not currently listed for sale. The Board discussed potential options and individuals to contact moving forward for future considerations.

6. Lowe's House Plan Design and Pricing Updates

Richard Ross stated that Lowes will not be able to give LACDC some pricing until LACDC has a full set of plans. The pricing would not include mechanical, electrical, and plumbing. Richard has found some partial plans online and will attempt to reach out to some of the not-for-profits involved to see if he can get a full set of plans. Richard believes he may get at least some partial pricing from Lowe's by next week. LACDC will need to get some information about engineering and design pricing.

Eric Sherrell stated he knows an individual at High Brothers that may be able to provide some pricing related to recently completed projects.

7. Open Discussions & Other Updates

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

8. Adjournment

Motion to adjourn the Open Session meeting made by Ed Thoams, second by Ron Yarbrough.

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

Opposed: None

Abstain: None

Motion carries.

The Open Session meeting was adjourned.

Treasurer's Report (Unaudited)

Lake Area Community development Corp.

Treasurer's Report

May 31 ,2025

Beginning Balance \$ 28,338.71

5/1/ 25	\$177.00	Foremost Insurance Refund
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5/9/25	\$.70	Business card Rebate
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5/9/25	\$107.08	Credit Card Payment Camdenton Glass /Mulberry
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Ending Balance Checking Acct \$ 29, 409.33

Certificate of deposit \$200,000.00 (4.20% 10/17/25 maturity)