



April 3rd, 2025

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

Open Session Board Meeting

Agenda

Lake Area Community Development Corporation

4/3/2025 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 3/6/2025 Open Session Meeting Minutes
3. Review and Approval of Treasurer's Report
4. 197 Mulberry Lane, Camdenton, MO 65020 Updates
5. USDA Packager Updates
6. Land Acquisition Updates
7. Lowe's House Plan Design and Pricing Updates
8. Open Discussions and Other Updates
9. 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

March 6th, 2025

Open Session Minutes

LACDC Open Session Board Meeting Minutes

3/6/2025

2:00 PM

Meeting held via Zoom

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

Absent: Jeff Hancock, Joanne Pope

Guests: Rachel Baskerville, Emily Breckinridge, Rose Wright, Ben Holt, Cricket Staggs

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

1. **Roll Call:** Richard Ross, Ron Yarbrough, Ed Thomas, Mark Shellenberg, Eric Sherrell, Hugh Wilson, Chris Lothrop
2. **Review and Approval of 2/6/2025 Open Session Meeting Minutes**

Motion to approve minutes made by Ed Thomas, second by Mark Shellenberg.

In Favor: Ron Yarbrough, Ed Thomas, Mark Shellenberg, Eric Sherrell, Hugh Wilson, Chris Lothrop

Opposed: None

Abstain: Richard Ross abstained because he was not present at the January meeting

Motion carries.

3. **Review and Approval of Treasurer's Report**

Mark Shellenberg 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, Mark Shellenberg, Eric Sherrell, Hugh Wilson, Chris Lothrop

Opposed: None

Abstain: None

Motion carries.

(David Payne joined the meeting)

4. **197 Mulberry Lane, Camdenton, MO 65020 Updates**

Richard Ross stated LACDC had a contract to purchase the house. Cricket Staggs stated the inspection report is due to LACDC by 3/10/2025. Title Commitment has already been received, the appraisal is due 3/21/2025, and the closing date is preliminarily scheduled for 3/21/2025. There will be no "profit" from the sale of the house. There are ongoing discussions with and data submissions to Camden County related to the ARPA funding.

Motion made by Ed Thomas, second by Ron Yarbrough, that any LACDC Board Officer can be present at the closing on the house and sign on behalf of LACDC.

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

Opposed: None

Abstain: None

Motion carries.

The Board thanked Cricket Staggs for all of his efforts on the sale of the house.

5. USDA Packager Updates

Ben Holt provided updates on the USDA Packaging program. There are some new people in the process. The Board talked about having access to the CDC Loan Packaging Report.

Motion made by Ron Yarbrough, second by Mark Shellenberg, to purchase a single-file license from “All Clients” software so that Board members can access the report.

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

Opposed: None

Abstain: None

Motion carries.

6. Land Acquisition

The LACDC Board Officers met with an investor. The investor would like to make a difference in workforce and low-income housing in the area. Richard Ross met with the Eldon City Administrator and researched one potential property. Cricket Staggs has been looking for land as well. Richard indicated that the investor was willing to spend up to \$250,000. The Board had discussions on what the location of any purchase would need to be and the conditions related to any property. Future discussions will be needed on how to approach any potential future project.

7. Open Discussions & Other Updates

Ron Yarbrough reminded everyone that the Board needs more members who represent the low-income community.

Richard Ross asked if Board meeting recordings are posted on the website. Ed Thomas stated they can be posted on the website or stored in a Box, Dropbox, Google, or other online data storage account. Ed confirmed the written minutes and Board packets are currently posted on the website.

Richard Ross stated he will be working with Lowe’s to come up with some final housing design plans for future considerations.

8. Adjournment

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

In Favor: Richard Ross, Ron Yarbrough, Ed Thomas, Mark Shellenberg, Eric Sherrell, 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

March 31, 2025

Beginning Balance \$26,440.05

3/3/2025	\$	307.72	#4 Summit Gas
3/7/2025	\$	45.01	Laclede Elect. By phone CC
3/13/2025	\$	102.97	Camdenton Glass CC
3/18/2025	\$	21.17	#5 City of Camdenton
3/21/2025	\$	1,256.56	#6 Tufts electric, Mulberry
3/21/2025	\$	30.00	#7 Walters, Staedler & Allen
3/21/2025	\$	205,545.00	
3/21/2025	\$	200,000.00	CBOLO CD

Ending Balance Checking Acct \$ 30,262.51

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

Mulberry Balance (\$8,843.02)