

Report update by Sandra Hanson for End of Year

Changes in Board Members for the SC JDA

Mark Breker term on the SC JDA has ended. Thank you Mark for your years of Service
Welcome Jerry Waswick to the SC JDA Board. Jerry will be representing the commissioners
Dan McKeever has stepped down from the JDA Board. Thank you Dan for your years of Service
Welcome Jamie Gavin to The JDA Board. Jamie is a member at Large
Welcome Michelle Goettle to the JDA Board. Michelle represents Gwinner a city w/population over 500

Unapproved Minutes-See attached dated

2025 Budget not completed it's process and provided to the SC JDA at this time- no report
SC JDA Treasurer Report as of October Budget Balance \$897,162.41

Expenditures as of Last Meeting to Date:

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|-----------|----------------|--------------|---------------------------------|
| 9/26/2024 | Even Law Firm | \$490.00 | legal work for Hall Precision |
| 9/26/2024 | Hall Precision | \$100,000.00 | operating Loan for New business |

Loan Updates

Bixby Auto: payment made

FCDC Assisted living: payment made

Four Seasons Health Care Addition: payments made

The Field LLC (DBA: The School house) – payment made

Hall Precision Machine Inc-payment began Nov 1, 2024 and first payment was made

Southside Auto- Flex Pace Loan annual payment on interest buydown to BND

Swede's Plumbing-Flex Pace Loan annual payment on the interest bought down to BND

Dakota Dirt Coffee Company LLC-Flex Pace Loan #2 annual payment on the interest bought down to BND

Dakota Dirt Coffee Company LLC-Flex Pace Loan #1 interest buydown pd upfront at time of Loans

USW Local 560 Training Center-Flex Pace Loan interest buydown pd upfront to BND

Couteau Des Prairie Lodge LLC: Flex Pace Loan interest buydown pd upfront to BND

Update on Project agreement with Riverside Lumber- project approved on August 10th, 2021

Riverside Lumber worked with the SC JDA For a potential Construction Loan To assist in covering costs For construction of 3 single family Homes to be placed in Sargent County. One home to be placed in each city of Gwinner Forman and Milnor. The Loan could be activated at the request of Riverside to SC JDA after one year of completion of the Homes and they are placed on the market. The Loan could be up to 80% of the cost of construction or the appraised value of the homes, which ever was less. The percentage up to the 80% is decided by Riverside's request. The SC JDA made a motion and passed a motion to approve up to the 80%/. Interest to be set at 1% on the Loan principal. (Reason to keep the resale as affordable as possible on the market) As of this writing Riverside has not made a request for any loan at this time. Also as of this writing the House in Milnor was sold this summer and the two homes (one in Gwinner and one in Forman) have not sold yet.

Career Builders-Project approved originally by the SC JDA on April 21, 2020

Budget Balance request for this project for 2025 was 25,000.00 no approved report at this time

2024 budget \$25,500.00 This program currently has one active participant through the SC Health District Office. Payments to date \$2,833.00 for 2024 For the Career Builders program

Main criteria are 1)Live within ND; 2)Work at a high-need or emerging occupation within ND; The list of High-need or emerging occupation for this program is very extensive and covers most needs. This list is created by the state program. 3) Hold a balance on a qualifying non-defaulted student loan; 4)Have matching private-sector funds from a private-sector donor (this is the SC JDA)

We completed one student in the career Builders program who was employed with Southside Auto in May of 2022 and completed his student obligations in August of 2024 working at an implement in Valley City.

\$5,666.67 total

Sargent County Workforce program approved on January 24, 2024

This program was created to support students in high- need or emerging careers that do not qualify for the ND Career builders program. The number one item of not qualifying that the SC JDA have come across is not attending a College within ND. The JDA was approached the by Four Seasons regarding an employee that is currently going to college for Nursing Home Healthcare administration and because this is not offered in a college in ND, the employee/student is attending at a Minnesota College. This employee/student is currently Living and working in Sargent County, which is a requirement of this program. \$9,085.46 current paid out.

Contract with Crossroads Community Advisors LLC initiated and approved March 11, 2015

This contract has been a yearly renewal contract. In 2024 by the suggestion of CCA, Nathan Berseth stated that He would not be renewing his yearly contract with the SC JDA and that CCA would work on a project by project basis as needed.

Hall Precision Project- Newest business added to our portfolio September of 2024 approved at the Aug 28th 2024 meeting

Next Meeting will be held January 8th at 5:30 pm at the Sargent County Courthouse

Please RSVP so that we can be assured that we have a quorum

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| Directors: | Bill Anderson | Mark Bopp- VChr | Luke Anderson | Jerry Waswick |
| | Michelle Goettle | Carol Peterson | Jessica Peterson | Scott Johnson |
| | Terry Dusek | Robert Ptacek | Michael Mahrer | Jamie Gavin |