

**Sargent County
Job Development Authority**

Minutes

Date of Meeting: October 25, 2023 at the Time of 5:30 pm

Location of Meeting: Sargent County Courthouse Conference Room on 2nd Floor

PRESENT Board: Sandra Hanson; Dan McKeever; Terry Dusek; Bryce Carlson; Bill Anderson & Scott Johnson (not a quorum)

Not Present Board: Luke Anderson; Carol Peterson; Jessica Peterson; Mark Bopp; Mark Breker; Robert Ptacek & Michael Mahrer

Guests: Sara Planteen & Brittney Butler representing Four Seasons Health; Nathan Berseth by conference Call
Meeting Called to Order-Bryce Carlson at 5:36

Minutes of Last Meeting Presented-Dated 6/21/2023. After review of the minutes Terry/Dan moved to approve the minutes as presented. No Discussion. Non quorum Motion Carried Unanimously (MCU)

Treasurer's Report-Sandra Hanson presented the following information

2023 approved budget balance \$925,232.50

Expenditures 05/31/2023 – 9/30/2023:

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|-----------|----------------|---|-----------|
| 9/11/2023 | Margie Johnson | payback for the August Loan payment made after closing of loan. | \$ 169.55 |
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| 9/6/2023 | ND university System | Career blders payment for SC Health District Employee | \$1,416.50 |
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Fund Cash Balance as of 9/30/23: \$960,821.30 a non quorum motion carried unanimously.

SCJDA Budget-A draft approved budget is in our hands with a \$1,047,100.00 balance. It is not a signed budget. Rumors tell me that it has been adjusted from 3 mills to .75 mills. Waiting for official budget.

Loan Reports:

Rutland General Store: Final Loan payoff has been made to SCJDA due to the sale of the Store on 8/3/2023 \$24,242.95 paid in principal & interest paid was \$83.55. This File will be removed from the Loan Reports.

Bixby Auto: payment made -current

FCDC Assisted living: payment made -current

Forman Housing Assoc: payment made -current

Four Seasons Health Care Addition: payments made-Current

Southside Auto- Flex Pace Loan no payments scheduled at this time

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

USW Local 560 Training Center-Flex Pace Loan payments not scheduled at this time

Swede's Plumbing-Flex Pace Loan payments payment made to BND October 2023

CDP Lodge: Flex Pace Loan no payments scheduled at this time

OLD BUSINESS

Riverside houses-Riverside Lumber has not yet requested the loan agreement to be activated.

Riverside owns the houses and it is not the JDA's business to tell any of our Lendees how to operate their business because they have a loan with our Organization. The Loan agreement is that the JDA will cover 80% of the cost of construction or appraised value (which ever is less) while Riverside carries 20% of the Burden of the cost if and when the JDA is asked for financial assistance. Discussion was had regarding using the JDA for interest buydown on home purchases or possibly a down payment assistance. FHA or VA loans were discussed regarding if these homes would or would not qualify. The market continues to change so you could not build today for the same money to get one of these houses. No decisions or agreed upon scenerios were had or discussed.

Four Seasons HealthCare-Brittney Butler-Business manager and Sara Planteen Board member were present to update and continue discussion with the SC JDA regarding their current situation and the idea of utilizing career builders ideas into a local program for those situations that may fall through the crack of the State Program.

Currently the HealthCare is sharing an administrator with Parkside in Lisbon. That is working well. Brittney is currently working at HealthCare and going to college to take classes in the administrator for HealthCare program. The College is located in Minnesota and does not qualify for the State Career Builders program. There is not a college in ND that overs a program for Healthcare admin. The Facility also has a Lady working there that is doing the nursing program in a college in South Dakota and again does not qualify for Career Builders. Discussion regarding if this was supported locally would a 1/3; 1/3; 1/3 be possible. 1/3 SCJDA-1/3 local business employer; and 1/3 the student. Paying out over 3 years, an employment term stay or penalized with payback of dollars, & any other guidelines as needed to have a SCJDA career builders program locally. Carol/Milnor Economic Developer has been working at recruiting a potential student to consider Milnor as a location for a barber shop. Barber Schools are not on the State list of critical needs of employees so that having a local program may be another enticement to use to recruit to Sargent County (Milnor). Bryce is meeting with the SC Commission on Nov. 21st at 9:00 am at the courthouse to see how the commission would look at a local program such as Career Builders. He invites anyone to join him in person or on "Go to Meeting".

NEW BUSINESS

Crossroads Community Advisors-Nathan reported that he will not be submitting a bill this year as part of the annual payment and renewal of his contract. If the SCJDA approves continuation to work with CCA/Nathan Berseth, he will track his hours and submit requests for payment accordingly. Projects and activity have seen a lull due to some economic inflation as well as interest rates. Things seem to be moving a little more slowly and cautiously as projects arise for consideration and discussion. Nathan feels at this point it would be a better partnership tracking hours that are put into Sargent County. No motion or vote due to no quorum.

SC JDA House in Gwinner- the JDA constructed and sold a house in Gwinner in 2020. The yard was in tough shape so the JDA took it upon themselves to try to get it leveled out a little better. While doing so the bobcat operator knicked a small portion of siding in one area. It never got repaired as it should have. Now the current owner is selling and would like the siding repaired for her sale of the home as it should have been when she bought it. Josh Defferding was contacted by a JDA member and the JDA member was told that Defferding does have some of that siding left, when asked if he could replace it, Defferding said he does not have the time in his schedule. There is siding available and a contractor needs to be contacted to do the work. The following Contractors were mentioned-Ferderer; or M & S constr-Kevin Maly. No further action taken.

Flipping Houses-Bryce had a good conversation with a person who is currently working on a house to flip. Bryce discussion was in regards to doing more of those types of homes in the County.

With no further business the meeting moved into the round table.

Gwinner-Dan reported that the Senior Living Center is continuing to progress. Some items mentioned were the 12 apartments; a common area; an exam room; & garages on the ends available. Bobcat donated \$30,000.00 for the common area. Dan also mentioned that he and Stacy bought the old Walochs café and are looking at turning it into maybe a professional building. No real plans yet.

Rutland-Elevator is busy with harvest grain handling. Mlnarik has is Service Tech business going. He is looking for a location for possible construction of a business building. Bar seems to be doing well.

Milnor- Green Iron has another building going up out at their highway location. The Vet business constructed a boarding house and training facility with living quarters in upper level. That is called Soggy Paws and is very busy.

With nothing further Bryce called the meeting adjourned at 7:10 pm

Recording

Sandra Hanson

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