

Sargent County Job Development Authority

Minutes

Date of Meeting: Thursday February 19, 2015 Time: 9:00 am

Location of Meeting: Sargent County Courthouse Conference Room

PRESENT: Al Colemer; Jessica Peterson; Carol Peterson; Mark Bopp; Sandy Hanson; Terry Dusek; Bill Anderson; Ron Narum; Mike Walstead; Randy Pearson by phone conference Not Present: Steve Anderson; Jerry Erickson Guests: Neil/Sara Planteen

Meeting Called to Order: chr Mark Bopp

Minutes of Last Meeting Presented: Distributed to the members by email prior to meeting. Jessica/Ron to approve minutes dated 2-9-15 as presented. Motion carried unanimously

Treasurer's Report- \$293,078.97

Loan Reports: No changes

OLD BUSINESS

Southside Automotive: Neil/Sara Planteen-Neil shared additional information. He did not approach this board upon initial business development but his business does apply to the objective of the JDA. He has created 5 full-time and 3 part-time jobs in Sargent County. His contract was a one year contract with 5% interest and monthly payments. Currently operating without an up to date contract and just a gentleman's agreement. Bill suggested Neil/Sara simply provide a written statement to FCDC regarding the contract status for the best interest of both parties involved. At this time, it is Neil's understanding that the FCDC has no interest in extending the contract into a long term contract for deed with a lower interest rate. Neil has met with United Hardware about their expectations/requirements for stocking a store in a rural community. If Hardware Hank would sell and be retained at its present use, Neil would not seek that opportunity, he stated that they are not interested in taking business away from people but providing services that are no longer available. He stated if the hardware store stays in business it may reduce the amount of the original request of \$120,000.00 as the remodel could potentially be reduced. Planteens stated that currently all income earned by Southside has gone back into the business.

CCA: Nathan Berseth by conference call-Upon review of the agreement for services submitted to SC JDA by CCA the following items of discussion and JDA request for change were noted to Nathan: 1) Third paragraph item #3 to remove JDA funding request by Dyste's Food Pride. Rick Ell representing Forman Market was present at the meeting dtd 2-9-15 to simply introduce himself and update the JDA on what his current intentions are with the Loan that he is working on. The SC JDA requested that he continue to work with his lending agency(s) to put together his package and meet with the remaining communities and then if needed bring a formal proposal to the JDA. At this time there is none. 2) With the removal of the Forman Market funding recommendation, would there be a service rate reduction and what would that be? Update agreement to state so. Randy inquired how CCA charges. Nathan stated that they have a hourly rate and they try to estimate time needed on a project to determine a fee. 3) upon contracting with CCA, to list the payment requirements to CCA from SC JDA. Nathan will make the necessary changes on the agreement and resend it to Sandy. As per discussion JDA will own the funding studies upon presentation to our group. The CCA will work directly with the two businesses as they complete the funding study for additional information and questions as needed. Time frame of Delivery-Nathan though about 10 days. Randy wanted to point out the revolving loans that are available through Dakota Valley and potentially other RTAs and REAs. Ottetail will provide the electrical service to both businesses, but application consideration is still available by DVE. Nathan can be available at next meeting by conference call or in person. JDA felt a personal presence would be most beneficial if possible. Terry/Al to approve the acceptance of the agreement for services with the changes listed and provide signature authority to the SC JDA Chairperson and Secretary/Treasurer. Motion Carried unanimously. Neil asked if the recommendation from CCA is an advisement or will it be the way it is? Bill stated it is simply a means to

research all potential avenues for both the JDA and the business for suggested best solutions. The SC JDA will still have the final decision on how the JDA will provide financial and/or other type of support to the projects that come before them.

Policies/procedures: The JDA instructed Sandy to discuss with Nathan the interest by this group to provide assistance to the JDA in reviewing other county's procedures/policies and then present a proposal to SC JDA for what may likely fit our needs. Sandy did distribute Cavalier county JDA policy/work plan. Bill stated that he reviewed Trail County's as well.

NEW BUSINESS

SC Twp Officer Association board position: Steve Anderson contacted Sandy this morning and stated that he wishes to resign from this board. He feels that the JDA is a great benefit to the county, but his work schedules and workloads do not allow for enough free time to be a benefit to the group. Mike/Carol regretfully move to accept the resignation and will direct Sandy to Contact the Twp association for appointment of a new member at their next meeting. Motion carried unanimously.

Meeting Times-Terry requested consideration for late afternoon or early evening meetings. Discussion held and the JDA will hold 5:00 pm meetings to accommodate various schedules with the members.

With no further new business at this time, Mark called for **round table**.

Terry/Carol reported that the Daycare facility in Milnor will be opening in March and will be hosting a open house sometime in March as well. Invites all to attend. Milnor city is continuing work with an engineer firm for street resurfacing and new asphalt placement.

Bill/Ron reported that the owner of the Rutland Elevator is negotiating with a local coop regarding grain handling.

Al reported that Forman city is working with an engineering firm for a street resurfacing project and options for the water treatment plant. Al invited the JDA to a meeting at the Sargent County museum and its excellent standing in the region. The SC Fair will be letting bids for a horse barn to be constructed and completed by 2015 fair.

Jessica reported that Gwinner is working with engineer firm for the city water treatment plants and sewer lines for necessary updates.

Mark reported that a very large project will be started early spring in Willey Twp on the interest of state Hwys of 32 and 13. It will be a large Ag business for the region. At this time a contractor has not been selected. Al brought to the table the concern for temporary housing for this type of a construction project. Discussion resulted that the JDA will take the lead to try to work with local communities and parks in the area to put together a list of what is available in the area. The list will hopefully include type of residency, rates, amenities offered and contact information with each option. Sandy will put the list together and those to assist in gathering information as follows: Forman city- Mark Bopp; Gwinner City-Jessica; Rutland City-Ron Narum; Silver Lake-Sandy will contact Dennis Goltz; Dead colt Creek-Sandy will contact Pete Christiansen; Milnor-Carol Peterson; Lisbon-Sandy will contact city office; SC Fair Grounds-Al;

With no further business the meeting was adjourned at 10:40 am.

Recording secretary
Sandra Hanson

Next meeting will be tentatively set for the week of March 9th, as to be determined upon the completion of the studies for the two projects before the JDA at this time.

Side note to Minutes: Mike visited with Cindy Klapperich working at the NDSU extension office. She extended that office's assistance in anyway they may be able to help, not necessarily with financial resource, but the NDSU Ext. does have many programs available. For us to keep in mind!!

