

# Sargent County Job Development Authority

## Minutes

Date of Meeting: Tuesday April 24<sup>th</sup>, 2018 Time: 5:30 pm

Location of Meeting: Sargent county Courthouse Conference Room

**Board PRESENT:** Bill Anderson; Mark Bopp; Robert Ptacek; Terry Dusek; Ron Narum; Paige Cary; Carol Peterson; Sandy Hanson; Mark Gainor; Bryce Carlson

**Also present:** Nathan Berseth-CCR consultant, Nathan Schlecht-FCDC

**Board Not Present:** Allen Colemer, Jessica Peterson, Mike Walstead

**Meeting Called to Order:** Chr Terry Dusek called the meeting to order at 5:37 pm

**Minutes of Last Meeting Presented:** meeting dated 2/20/18 was presented by Sandy to the board for review. Mark/Ron to approve the minutes as presented. Motion carried unanimously.

**Treasurer's Report:** presented by Sandy

Cash Fund Balance as of March 31, 2018 \$ 276,182.35

Expenditures since last meeting:

Bank of ND -	\$ 5,272.73	Neil & Sara Planteen	2/21/18
CHS (Dec 2017)	\$ 246.61	LP Gas heat Milnor spec house	2/21/18
Forman Housing Assoc	\$15,000.00	Local share of Lake Agassiz Loan	2/21/18
Sargent County Treas	\$ 1,216.62	Special assessments Milnor city	2/21/18
CHS (2/19/18)	\$ 290.40	LP gas heat Milnor spec home	2/28/18
Sam & Brandi French	\$20,000.00	Loan Café/ice cream Store	3/15/18
Ottertail Power Co	\$ 102.38	electric bill Milnor spec house	4/18/18

Bill/Bryce to approve the Treasurer's report as presented. Motion carried unanimously.

**Loan Reports:** as reported on agenda

**Sam & Brandi French-**First payment to begin Sept. 15<sup>th</sup>, 2018

**Forman Housing Association-**First payment to begin Aug 22/2018

**Lariat Bar-**payment due April, March, Feb reminder letter mailed

**Bixby Body Shop-** current, monthly payment on the 15<sup>th</sup>.

**Forman & Milnor Markets-** annual interest payments from JDA to BND Payment schedule to be drawn up and begin on the 6<sup>th</sup> Year of the BND loan completion Dec 2021 or upon completion of Loan to BND at an earlier time

**FCDC assisted living-**current due the 21<sup>st</sup> of each month

**CDP Lodge-**payments to begin after satisfaction of loans with BND & Sargent County Banks  
1% interest interest buydown Loan

**Rutland General Store-**payments current

**WasWick Chiropractic-** Last payment made April 3, 2018 on February payment month  
final payment scheduled Aug 2018

**Four Seasons Nursing Home-** Current payments due 1<sup>st</sup> of each month

**Southside Auto-** annual interest payment from JDA to BND for interest buydown

Discussion on Southside Loan-Nathan believed it to be a 15 year Loan.

## OLD BUSINESS

Southside Auto- Sandy requested clarification on the payment plan and schedule for Southside. Since it is Set up to be a annual payment towards the interest buydown and that payment may change each year, how shall a schedule be set up and what terms and will the payback vary? The Forman/Milnor market is set up as well with annual payments, but that loan does not begin payback until the sixth year upon BND loan completion in

2021. Interest to be determined at that time. Bill suggested that Nathan Berseth check into some ideas regarding southside.

## **NEW BUSINESS**

**Four Seasons Health Care-** Nathan Schlecht was present to represent FCDC. Nathan began by explaining that the Four Seasons has county wide representation on the Board. It currently is a 37 bed facility as licensed with the state of ND. Nathan also explained that beds in Nursing homes can be sold and/or bought as per state guidelines. They are going to begin construction of an addition to turn all double rooms into single occupancy rooms by adding additional resident rooms. The rooms will be set up with private bathrooms, 2 of the rooms will be set up for couples. There will also be a therapy room, staff training center, a common area for small groups, chapel, and a courtyard in the center with grass & Trees.

The JDA assisted with a Loan to purchase the Health Care in 2001 with a \$100,000.00 Loan.

The last major updates that were done to the Four Seasons was when the FCDC purchased it at that time.

The medicare pay rates is in part based on Property costs and Care of residents. Property depreciation could cause reimbursement to the Four Seasons to drop. Currently they are not able to maximize to the cap. Private Care rate can't be more than the Medicaid residents.

Nathan stated that the financial shares of the new construction will be the Sargent County Bank with the largest part of the Loan, the Four Seasons has been able to defer funds for this project as well, and the FCDC is requesting \$200,000.00 with a 20 yr payback from the JDA as well. FCDC will be the parent Corporation.

Nathan explained that the Nursing home is an asset to the county and region that influences housing as well as jobs.

He is asking that payback begin after the construction is finished approximately starting in October. They are hoping to start in May and completion around the end of September. The city of Forman is doing a type of bonding to help keep the interest rate low. The JDA members understand the need for the Facility in this area and are supportive of the addition. Nathan Berseth brought to the table the LARD 504 non-profit Loan. He stated that it could potentially be a 50%, 40%, 10% and locks in interest rate. Which would help the SCB, the FCDC and the JDA with the borrowing amounts if the Health Care facility would qualify. This loan could potentially be a three week turn around. Carol asked what is the criteria for the loan. Nathan was not sure.

Terry asked if Nathan would be willing to check into further and report back to the JDA on his findings.

Bill/Robert to table request until further information regarding the 504 Loan can be received to the JDA and the FCDC. Nathan Schlecht thanked the JDA for their time. Sandy was directed to stay in touch with Nathan to Call the next meeting for this project.

Nathan Berseth- Discussion of Ghost listing of Virtual Homes; Listing all lots with a realtor; and the Lewis/Clark dream Loan.

ND Livestock Association- Bill Anderson invited the JDA to the commission meeting on May 15<sup>th</sup> during the time the NDLA was going to make a presentation. Bill had no further information regarding their presentation.

With no further Business at this time. The meeting was adjourned at 6:50 pm

Recording Secretary  
Sandra Hanson