

Sargent County Job Development Authority

Minutes

Date of Meeting: March 12, 2020 Time: 5:30 pm

Location of Meeting: The Springs in Gwinner

PRESENT: Board: Bob Ptacek; Lyle Bopp; Paige Cary; Mark Gainor; Ron Narum; Bill Anderson; Sandy Hanson; Mark Bopp; Luke Anderson; Terry Dusek; and Carol Peterson

Not Present Board: Bryce Carlsen; Mike Walstead; Jessica Peterson

Guests: none

Prior to the meeting the JDA board was invited to tour the JDA spec house. Jessica arranged access.

Meeting Called to Order-by chairman Terry Dusek at 5:35 pm

Minutes of Last Meeting dated September 25th 2019 Presented-by Sandra Hanson. Ron/Luke to approve the minutes as presented. Terry called for a vote; Motion carried unanimously.

Treasurer's Report-presented by Sandra Hanson

2019 Budget/Revenue/Expenditures as of August 31st, 2019

Budget Balance -\$ 309,064.31

Expenditures as of June 18th, 2019:

Sargent County Treasurer - \$20.00 7/16/19 filing fee

Revenue as of June 18th, 2019:

Property Tax & JDA loan & interest payments \$6,601.56

Actual Fund Balance - \$ 376,121.02

Loan Reports:

Rutland General Store: payment made electronically each 15th of the month

Bixby Auto: payment made 09/05/19

Lariat Bar: payment made 09/03/19 makes three month payments at a time

FCDC Assisted living: payment made 09/18/19

Forman Housing Assoc: payment made 09/02/19

Four Seasons Health: payment made 09/22/19

CDP Lodge: no payments scheduled at this time

Four Seasons Health Care Addition: payments to begin Dec 2019

Southside Auto-begin one year after final payment on loan with BND 15 yr loan repayment schedule

5% interest; monthly payments; 15 yr repayment schedule

The Field LLC (DBA: The School house) – payments begin October 2019

Sandy presented Oaths of Office to be signed by those appointed for new terms. Sandra Hanson; Robert Ptacek; and Ron Narum terms end 2022. Lyle Bopp; Bill Anderson terms end 12/31/20.

Travel Vouchers were passed by Sandy for signatures. These will be kept to date by Sandy and will be turned in for reimbursement in December 2020.

Election of Officers-Bill Anderson/Lyle Bopp to re-elect existing officers as they currently stand. Terry Dusek-Chairman; Mark Bopp Vice-Chairman; and Sandra Hanson /Secretary Treasurer.

OLD BUSINESS

The Union Bldg-Sandy Reported that the JDA has received no documents or requests for funds at this time.

Still working on the project. It was stated that they have had the ldg.. open for tours and such. Should be about done.

Lariat Bar-Partners have not been very good with communication between themselves. Jeremy comes down on weekends if he can. Mike works weekdays after he gets done working his full time job. The partners are currently behind on their monthly payments to all three lenders. A meeting at the Sargent County Bank in Forman was held with Jeremy on November 1st, 2019 at 9:00 am. Present were Casy Bopp-SCB; Nathan

Berseth-CCA/JDA consultant; Bryce Carlson-RCDC; Sandy Hanson & Terry Dusek-SC JDA. At that meeting some statements were made by Jeremy that he would do to support the Lariat business and to get the ball rolling in the right direction. To Date Terry & Sandy do not believe any of those items have been completed. It was suggested by the group that another sit down with the Partners be done to include Terry/Sandy/Bryce/ and the SCB and to make sure both partners are present. Terry asked about a Lawyer be present. Forman/Milnor Market-Both Bldgs have been purchased through local community development groups. Bankruptcy discharge was Jan 3rd.

NEW BUSINESS

Career Builders program- presented by Paige. It is a State Level Program. Scholarships or Student Loans assistance. JDA could participate as a donor to match state funds up to \$8,500.00 Have to work in the field and work in the county. Stay in the job for 3 years among other specifics listed in the brochure handouts. The program is set up that participants whom want to be sponsors can either be in the Scholarship program or the Loan Repayment Program. The students cannot be made to live in the county, they just have to work here. Bill suggested that the JDA consider this program. It would need to be in the budget and a prioritization of Jobs/businesses on a list. Paige would work on that. Paige will continue to look into the program.

Signature authorization-Sandra Hanson presented information to the Board regarding Voya Financial and the collateral assignment to the JDA for a policy with Charissa Rubey one of the owners of Dakota Micro. Sandy explained that Dakota Micro paid off their Loan with The Sargent County Job Development Authority and the SC JDA no longer has any financial holdings with Charissa. Sandra Hanson requested a Release of Assignment Form from Voya and signed it and sent it back to get the JDA name off the Insurance. The Release was sent back stating that Voya needed a corporate resolution to confirm that the signature is authorized to sign the document. Lyle Bopp made a motion/Terry Dusek seconded motion to allow Sandra Hanson the authorization to sign off on the Release of Assignment document because the SC JDA no longer has any ties financial or other to Dacota Micro or Charissa Rubey. Motion carried Unanimously.

SC JDA Attorney- Sandy stated that she read in the minutes that the County District Attorney feels that it is not part of her duties to represent the SC JDA regarding legal affairs of the JDA. Sandy stated that it isn't that often but filing mortgages/release of mortgages and sometimes dealing with other items such a bankruptcy etc. A lawyer should be consulted. She stated that the JDA has always sent her to the SC District attorney to take care of any legal issues or advise regarding the JDA transactions. She has always continued doing that even after a change in the District Attorney. She is asking that the Board of Commission please come to a decision on the Attorney representation so that The JDA knows what they need to do.

General Store/Café-Sandy explained to the group that she was contacted by LeeAnn Even Attorney representing Gretchen Vann is the leasing of the Café portion of the General Store building. It appears that the General Store/Café is under an LLC on the documents and that the current owner lapsed in keeping up the filing with the State of ND for the LLC. It turns out that Gretchen has no authority to act on behalf of the LLC for the lease of the Café without going through some paperwork to get the authorization to her to take care of the business of the Lease. Since there is a loan with the JDA under the LLC LeeAnn needs some signatures to assist in straightening this out. It will have no effect on the payments or the Loan to us. It will simply move the loan to Gretchen personally and out of the LLC. Lyle/Bill to authorize Terry/Sandy to handle any documentation and work that is needed to get this done. Motion carried unanimously.

With no Further Business on the table Chr Terry moved into Round table:

Paige-FCDC is currently working on getting bids and lining up work to be considered for the Grocery store bldg. in forman. They are creating a corporation and then setting up a board of directors for the Grocery store to handle the month to month business by working with a manager when one is in place.

Terry-Milnor has their store purchased and was advertising for a manager. Received two parties interested in the same day. They had already struck an agreement with the first party, so referred the second party to Forman to meet with Jesse of the FCDC.

Chr Terry adjourned the meeting at 6:45 pm

Recording Secretary

Sandra Hanson