

# **Sargent County Job Development Authority**

## Minutes

Date of Meeting: Wednesday June 23<sup>rd</sup>, 2021 Time: 5:30 pm

Location of Meeting: Sargent County Courthouse Conference Room

PRESENT: Board: Paige Cary; Sandra Hanson; Bryce Carlson; Carol Peterson; Dan McKeever; Terry Dusek; Mark Bopp; Bill Anderson

Not Present Board: Michael Mahrer; Luke Anderson; Jessica Peterson; Robert Ptacek; Lyle Bopp; Mark Breker  
Guests: Mary Engst-SC Teller Reporter; Nathan Berseth-CCA

**Meeting Called to Order**-chr Terry Dusek at 5:45 pm

**Minutes of Last Meeting Presented**-Sandra Hanson dated May 5<sup>th</sup>, 2021. Paige/Carol to approve minutes as presented. Motion Carried unanimously (mcu).

**Treasurer's Report**-Sandra Hanson

Budget information as per May 31<sup>st</sup>, 2021 no expenditure activity in May

Revenue collections basic tax distributions and normal Loan collections

Budget Balance as of May 31<sup>st</sup>, 2021 is \$ 621,797.00

### **Loan Reports:**

Rutland General Store: payment made electronically each 15<sup>th</sup> of the month. Sandy received information that LeeAnn Even, attorney is working with the family of Gretchen Vann to complete a probate of Gretchen's property which includes The Rutland General store. The payment for June was made two days after the passing of the Store owner. Sandy has provided all Loan information to LeeAnn regarding the Store.

Bixby Auto: FCDC Assisted living: Forman Housing Assoc: Four Seasons Health: The Field LLC and the Four Seasons Health Care Addition: all continue to make timely monthly payments on their loan.

Southside Auto: Swede's Plumbing: USW 560 Event Center: and CDP Lodge: have pace loans and payments to SCJDA have not been activated at this time due to Loan program guidelines.

### **Project Reports:**

Career Builders-Paige intends to reach out to schools at school year start

Growing Small towns-Paige reported that A resource tour on Thursday July 29<sup>th</sup>, 2021 will begin at Fargo with Fargo Leaders/business people to do a tour of Counties in southeast part of ND. The tour will end at Oakes.

The SC JDA is invited to join the group for a roundtable and meal in Oakes. Please contact Rebecca Udem to RSVP if you plan to attend the round table in Oakes. If you have any suggestions of mention as far as Sargent County highlights and what our county has to offer that would be attractive to the attendees of this tour as they drive through Sargent County please leave them with Paige and she will forward them onto Rebecca.

### **OLD BUSINESS**

SC JDA aggressive Housing Project-Nathan Berseth provided a handout to the group for the Request for Proposal (RFP) for the JDA Board to review. The RFP and proposal information is attached to the minutes for future reference. Nathan is hoping that we will get Contractor buyin as well as a lead lender for part of the financial obligation of the project. Nathan is hoping that the general contractor would have some financial buyin as well and he would not be settled with completely until house(s) are sold. Nathan intends to continue dialog with such utilities as DRN; Dakota Valley; Doosan; and others for financial contribution to the project. Nathan puts on the table a possible 80% support from SC JDA and or other contributors with the 20% coming from lead lenders and/or the contractor themselves. The RFP would go out to the County legal paper as well as certain contractors in the area. Possibly giving the responsibility to allow the Contractor to pick lots/city locations, floor plans, and possibly selection of the lead lender buyin. Bill A/Mark B moved to allow Nathan Berseth to take lead in the RFP advertising and to continue dialog with possible interested parties. MCU

### **NEW BUSINESS**

Census information-Dan McKeever brought to the table some census information for 2020. Doosan employment was 1329 employees in 2010 and has risen to 1756 employees in 2021. Other census population was reported by Dan as well.

Apartments-Dan brought to the table apartments and the risk that are taken putting up apartments in smaller counties regarding the potential length of time that the apartments become occupied to the level of profit for the owners. Dan has been talking to a apartment complex owner regarding concerns with another build in Sargent County.

With no further business Terry moved into **Round Table**:

Paige was contacted by a member of the SC Fair board asking to relay a request of interest if any of the SCJDA members would consider helping with Gate work during the fair.

Mark Bopp reported no further information regarding the Car wash going up in Forman

Carol reported that dirt work is supposed to get started on the build of a building out in the industrial park along Hwy 13 and the implement has started some work out there for their building.

With no further business the meeting was adjourned with a motion by Dan/Bryce and MCU.

Recording

Sandra Hanson