

Sargent County Job Development Authority

Minutes

Date of Meeting: March 20th, 2019 Time: 5:30 pm

Location of Meeting: Sargent County Courthouse Conference Room

Forman ND

Board PRESENT: Terry Dusek; Bill Anderson, Ron Narum, Robert Ptacek; Jessica Peterson; Carol Peterson; Jason Arth; Mike Walstead; Sandy Hanson, Mark Gainor; Paige Cary; Luke Anderson; Bryce Carlson

Board Not Present: Mark Bopp

Also present at meeting: Nathan Berseth-CCA consultant; Paul & Kate Mund-owners Schoolhouse

The Meeting was Called to Order at 5:37 pm by chairman Terry Dusek

The agenda was reviewed there were no changes or additions. Luke/Jason to approve the agenda as distributed.

Motion carried unanimously

The Minutes of the Last Meeting were Presented by Sandra Hanson. Carol/Ron to approve minutes as written.

Motion carried unanimously.

Chairman Terry referred board to New business titled The Field LLC- The floor was turned over to Nathan Berseth and Paul & Kate Mund. Sandy distributed the application for consideration. Kate & Paul explained the business venture. The Herman Township Hammond Schoolhouse was purchased by the Munds fall of 2018. It was then moved to Delamere on main ST. Through the remaining fall and winter the Munds added an addition that houses two restrooms, a small kitchen and a storage area. They applied and received a liquor license and a restaurant license with current plans to serve pizza and burgers and lunch specials beginning in the spring. Job development includes a newly hired manager; and plans to hire 5 – 7 part-time employees. The business opened March 11th. Hours though flexible will be advertised as 11:00 am – 10:00 pm Monday thru Thursday. Weekend hours will be later. The schoolhouse will be on facebook for updates, advertising, & activities. The financial request being made today is to support the addition of a accessibility ramp and a deck this spring/summer. Nathan stated that he has worked with the Munds during the application process and recommends to the board a \$25,000.00 loan at 1% over prime; with payments beginning 6 months from the date of the loan disbursement. Mark Gainor/Bill moved to approve a \$25,000.00 loan with 1% over prime to include monthly payments beginning 6 months from the date of the funds being dispersed. Discussion-Sandy stated that in checking the prime interest rate today is 5.50%, so the interest would be 6.5% on the \$25,000.00. With no further discussion, The chairman called for role-Yays –Bill; Ron; Jessica; Paige; Bryce; Mark G; Luke; Carol; Jason; Robert; Mike; Sandy; Terry. Nays - none Motion passing unanimously.

Terry would like to hold a meeting there in the near future. With no further discussion/questions of the Munds, they left the meeting after thanking everyone for the support of the new business.

Chairman Terry then moved back to the treasurer report.

Treasurer's Report: Sandy presented the information as printed on the agenda. Currently the Approved budget for 2019 is at \$421,230.00 as of February 28th 2019. The county JDA Mill for 2019 is 4. There were no expenditures in January and February Expenditures were Sargent County \$20.00 for filing the satisfaction of Mortgage on the Milnor Spec Home and the payment to the Bank of ND for the Southside auto -\$ 5,040.69 annual interest buydown. As of Feb 28th, 2018- the current Budget available is \$416,189.31 and the actual cash in fund \$332,778.53. Bill/Mike to approve the treasurer report as presented. Motion Carried unanimously. Sandy then distributed the mileage/meeting attendance vouchers for signatures. Sandy will keep them and complete the vouchers following each meeting and turn the voucher in for reimbursement to the board members being issued in December 2019.

Loan Reports:Sandy presented the current status of the active loans with the JDA

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

Bixby Auto: payment made 03/04/19

Lariat Bar: payment made 2/04/19

FCDC Assisted living: payment made 02/19/19

Forman Housing Assoc: payment made 02/12/19

Ell Properties: annual payment billed by BND and submitted to BND Bills us end of June of each year
Four Seasons Health: payment made 02/25/19
CDP Lodge: no payments scheduled at this time
Four Seasons Health Care Addition: still pending Have \$80,000.00 obligated at this time
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
Sandy reported all current at this time.

OLD BUSINESS

Investment Policy-Terry opened the floor for discussion on the current JDA investment policy that was distributed to each board member by email. The board recommended no changes to the policy at this time.

Application and Procedures guidelines- The application & procedures of the application process were distributed to the board by email. Discussion on the procedures and the application itself came with the board recommending no changes at this time. Both items will continue to be the guidance for the board.

Forman/Milnor Market- Nathan, Carol, and Paige reported that there is effort in continued dialog with the owner of the two stores as well as Lake Agassiz and Rick Ell's lead lender. There is so much concern by this board, the city leaders as well as many residents in the area regarding the direction these stores are going. In loans such as the way this is set up, does Lake Agassiz and BND need a lead lender. Yes they do stated Nathan and Terry.

NEW BUSINESS

Jessica Peterson- Jessica is requesting some financial reimbursement for the \$170.00 registration for a workshop that she is attending hosted by the League of cities. Nathan recommended supporting the request due to a few of the topics do have some direct interest of the JDA's goals. Carol/Ron to provide ½ of the registration be covered by the JDA. Motion Carried.

CCA Report – Nathan was present to report on the activities of the consultant firm in regards to the SC JDA. Most items are listed in the minutes as discussion regarding potential future projects as well as some current projects that the JDA is involved in. Nathan reported that there is ongoing work with a potential client in Rutland about expansion a business in Rutland. As things continue more information will become available. Bryce suggested that Nathan get in touch with Matt Bogart as he has a growing business and may be looking for expansion. There is still money for infrastructure loans with low interest.

Bremer Foundation-Nathan stated that he is working on an application for funding through the Bremer Foundation. The goal of the application is to utilize the funding for housing projects within Sargent County. The application is due April 1st. Carol asked if Sargent County would qualify since we do not have a Bremer Bank in Sargent County. Nathan stated that he has thought about that as well and thought about putting forth a combined county application with Richland or Ransom but he felt in the best interest for the county he wanted it to be a standalone. As per Carol suggestion Nathan will contact the foundation to clarify that concern. Grant rewards will be announced in August 2019.

Gwinner City-Nathan reported that he has been in communication with Gwinner City Mayor-Dan McKeever; Jessica Peterson-city auditor; and Grover Riebe-city resident regarding a spec house construction in Gwinner. The representatives of Gwinner requested an option of the JDA issuing a check to release \$250,000.00 to the city and the city will monitor and complete the construction of the home. Terry commented that he felt that if the JDA was going to respond to another spec house like the suggestion above that there needs to be direct involvement from representatives of the JDA as we did in Milnor. Paige asked if a policy for housing should be developed as these type of requests will probably continue. Luke asked what is our business model and using the jda funds for housing versus potential job development, how is it perceived with funding getting tied up in Housing versus jobs? Nathan gave a rundown of his view on how they are intertwined.

Round Table:Rutland-Ron reported that the Lariat is for sale. That the Rutland Fire department met and put together a five year plan for construction of a new firehall. Rutland City is completing its sewer update.

Gwinner-Jessica reported that the sewer project is finishing up. The Natural gas project is getting started.

Forman-Paige reported that the Daycare is nearing opening. Weather slowed down scheduled final inspections. Forman Lumber is adding some hardware to its shelves. Ginger Junk is for sale. Forman has 6 houses not for sale but sitting empty. One house in Forman remains for sale.

Milnor-Carol reported that the natural gas is going to start this spring. Mark reported that Milnor is hosting the dueling pianos on April 7th.

Prairie Dog intuitive- discussion was held regarding the interpretation between the house and senate regarding the terms and the initiation of the program.

With no further business the meeting was adjourned at 7:10 pm.

Recording Secretary

Sandra Hanson