

**Sargent County
Job Development Authority**

Minutes

Date of Meeting:1/24/2024 Time:5:30 pm

Location of Meeting: Sargent County Courthouse Forman ND

Conference Room 2nd Floor

Board PRESENT: Scott Johnson, Carol Peterson, Mark Breker, Sandra Hanson, Jessica Peterson, Mark Bopp, Bill Anderson, Robert Ptacek, Luke Anderson, Bryce Carlson, Terry Dusek.

Not Present Board: Michael Mahrer, Dan McKeever

Guests: Morgan/Dean Blair representing Hall Precision Machine

Meeting Called to Order-Bryce Carlson at 5:33 pm

Oaths of office given- Jessica Peterson; Carol Peterson; Bryce Carlson; term ends December 31, 2026.

Robert Ptacek term ends December 31, 2025

Not present no signature Michael Mahrer- term ends December 31, 2025 represents Cities with a population under 500.

Minutes of Last Meeting Presented-Minutes dated October 25th, 2023 were presented to the Board.

After review of minutes Mark Bopp/Terry Dusek moved to approve minutes as read. Motion carried

Unanimously (MCU)

Re-Organization of Board for 2024-no action taken. Board is Chairperson (Currently Bryce Carlson), Vice

Chairperson- (Currently Luke Anderson), Sec/Treas- (Currently Sandy Hanson)

Treasurer's Report-Sandra Hanson

Current Budget Balance as of 01/01/2024: \$950,100.00

SC JDA 2024 Budget-final budget received 01/11/2024	see attached	\$950,100.00	Mill levy is .75
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Expenditures as of Last Meeting to Date:

12/20/23 – JDA Board Payroll	\$1,100.00	total
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12/20/23	JDA Mileage mtg attendance	\$ 303.27	total
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12/22/23	Social Security	\$ 68.20	total
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12/22/23	Medicare	\$ 16.00	total
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Fund Cash Balance as of 01/01/24: \$978,822.65

Meeting/travel vouchers signed for year of 2024 from those present.

Luke/Terry move to approve treasurer report. Motion Carried unanimously.

Loan Reports:

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

Bixby Auto: payment made -current

FCDC Assisted living: payment made -current

Forman Housing Assoc: payment made -current

Four Seasons Health Care Addition: payments made-Current

Southside Auto- Flex Pace Loan no payments scheduled at this time

The Field LLC (DBA: The School house) – payment made

USW Local 560 Training Center-Flex Pace Loan payments not scheduled at this time

Swede's Plumbing-Flex Pace Loan payments not scheduled at this time

CDP Lodge: Flex Pace Loan no payments scheduled at this time

OLD BUSINESS

Bonna Schulz house repairs-Dan went over to Lisbon to pickup siding and leave it at the house. Josh

Defferding took care of the repair to the siding. Job Completed.

Riverside Houses- As of this meeting Riverside has not asked for any assistance in a Loan for the construction.

The interest rates have seen a little drop. Housing market is starting to see an incline again. Just to reenforce the JDA/Riverside agreement for financing-After one year Riverside has an option to come to the SC JDA for assistance in the finance of the construction of 1, 2, or all 3 homes. The SC JDA has committed to the assistance of that financing at 80% of construction or Appraisal, which ever is less. Discussion regarding the timing of the construction of the 3 single residential homes and the increase in interest rates and cost of construction all hit at the same time. Buyers became a little shy of the markets. Discussion on housing incentives for purchase.

NEW BUSINESS

Dean & Morgan Blair-introduced Hall Precision Machine business to the SC JDA. This company will be producing high tolerance parts. They will be located in Hall Township. Dean has a background with this type of machining. Dean has been talking to companies that have a need for this type of production and has verbal agreements with 4. Was hoping to be in business by the end of February. Currently looking at the purchase of machines. Blairs were asked if they have a lead lender in place. Discussed the SCJDA being a gap financier working with a lead lender. Discussed the use of the Pace Buydown loan. The borrower works with the Lead Lending agency, Bank of ND and the SCJDA. The SCJDA assists in interest buydown and payback to the SCJDA follows after payback to the Banks. The SC JDA is very optimistic regarding this type of business coming to Sargent County and encourage the Blairs to continue to forge ahead and come back to us with their request of what they are specifically asking from us.

November Commission mtg update-Bryce stated that he updated the commission primarily on the Career Builders program and the current project that the JDA is working on which is the SC JDA Workforce Recruitment/Tuition Program. He explained the need and that some students are falling between the gaps of the ND Career Builders program, but still can fullfill needs of specific employment in Sargent County. Which is what the JDA are geering this program to be. Bryce felt that the commission were receptive and supportive of the JDA efforts in this direction.

SC JDA Workforce Recruitment Program-Sandy and Carol have been working on a draft of what type of program this could be for Sargent County employers looking at recruitment of employees that fall through the cracks of the ND Career Builders Program. They have found that other counties are doing this same type of recruitment so after looking at how those programs are set up SC JDA will follow the lead of others in the state to develop this one. Bullets of formation of program: Living in Sargent County-encouraged but not required. Business must be located in Sargent County and applicant must work in Sargent County. Total Grant dollars will be any amount between \$1.00 to a maximum of \$15,000.00 to be shared equally as follows- Employee- up to \$5,000.00; Employer- up to \$5,000.00 and SCJDA -up to \$5,000.00. The amount applied for can be any amount not to exceed the 15,000.00 total between all 3 entities. This program is to assist with student loan costs while employed in Sargent County. This is a 3 year program. it will be paid out at the end of each year upon documentation provided by the applicant that they are still employed in Sargent County, that student loan debt has been paid through the year, Applicant cannot qualify for the ND Career Builders program due to circumstances unique to the business needs and/or the applicants education resources. Applicant must be full-time. Mark Bopp/Robert Ptacek moved to approve the development of a SC JDA Workforce Tuition Program and to place a limit of the \$15,000.00 maximum to be shared equally between the applicant, employer, and SCJDA. Carol and Sandy will continue to work on the application process and approvals. Chr Bryce called for a rollcall vote. Scott-Yes; Carol-Yes; Mark Breker-Yes; Jessica-Yes; Mark Bopp-Yes; Sandra-Yes; Bill-Yes; Robert-Yes; Luke-Yes; Bryce-Yes; Terry-Yes. Upon hearing all voting members present in favor, the motion passed unanimously.

Housing purchase incentive for the 3 Riverside Houses-The SC JDA discussed all the uncontrollables that have occurred across the nation since covid that has slowed the housing market down for the sale of these 3 homes. Economy, Interest rates, the unknown of the Economic trends financially, cost of construction, and lack of contractors to name a few. Discussion of a purchase agreement financial incentive to be offered by the JDA

to the 3 Riverside homes located in Sargent County. The positive to this incentives would be to sell the homes & get people living in them, Homes would be on city/county tax role. Possible kids in schools, Possible employment in Sargent County, Possible main street business activity, Increase population of SC, & Community involvement. This financial incentive would be to assist in down payment, or to assist with purchase costs possibly. Terry and Carol will talk to Lacey to see what ideas she may have regarding this type of incentive. Jessica/Carol to limit the incentive to \$10,000.00 and to move forward in discussion with Lacey for initiating this project. Chr Bryce called for a rollcall vote: Terry-Yes; Sandy-Yes; Bill-Yes, Luke-Yes; Robert-Yes; Mark Breker-Yes; Scott-Yes; Carol-Yes, Bryce-Yes; Mark Bopp-Yes; Jessica-Yes. Upon hearing no Nays to the motion the Motion Carried Unanimously.

Greater Fargo/Moorhead EDC-LED RWIPII grant- Carol has not heard anything more regarding that grant.
Rural Workforc Housing Grant to boost affordable housing in ND- Closed no action on SCJDA part
Milnor city Barber Shop-City of Milnor created an encentive program of their own and at this time will not be working through the SC JDA.

Discussion of attendance requirements- no final action taken will be removed from agenda
Round Table-

Gwinner-Replaced lighting in Street lights. The Senior living apartments have 6 being held at this report. Continuing construction for completion is ongoing. The Old Purple Cow is again open for business by the original owners.

Forman-advertising for a position with the city as a part time deputy auditor/Economic coordinator. Two Shouses have been constructed. Forman Lumber/Fireworks is continuing his add on for the hardware side of the business.

Milnor-A lot of things on the burner, but nothing to discuss yet.

Rutland-The Bar is going well. Mlnarik is taking in Equipment for some repair. His business is called Wicked Diesel. Post office still looking at 3 years possibly. Rutland Fuel Company previous owner sold to 3 Gentlemen and that business will continue operation.

Rural Areas-nothing to report outside of the Precision machine shop in Hall township.

Havana-Café is reopened by the community and is in operation for breakfast and lunch.

With no further business the meeting was adjourned 7:15.

Recorded by Sandra Hanson, Secretary/Treasurer