

**Sargent County
Job Development Authority**

Minutes

Date of Meeting: Wednesday June 8th, 2022 Time: 5:30 pm

Location of Meeting: Sargent County Courthouse Commission Room

PRESENT: Board: Mark Bopp; Lyle Bopp; Sandy Hanson; Robert Ptacek; Jessica Peterson; Carol Peterson; Terry Dusek; Bill Anderson

Not Present Board: Luke Anderson; Bryce Carlson; Dan McKeever; Michael Mahrer; Mark Breker

Guests Present: Noah Eastley & Neil Planteen - Southside Auto; Mary Engst-Sargent County Teller; Nathan Berseth-Consultant CCA

Meeting Called to Order by Chr Terry Dusek

Agenda-Mark Bopp/Carol move to approve agenda. Motion carried unanimously (MCU)

Minutes of Last Meeting dated January 19th, 2022 Presented by Sandra Hanson and reviewed by the Board. Jessica/Mark Bopp to approve the minutes as presented. MCU

Treasurer's Report presented by Sandra Hanson and reviewed by the Board.

Current Budget Balance as of 04/30/22: \$765,295.23

Expenditures as of Last Meeting to Date:

02/11/2022	Crossroads Community Advisors	consultant contract	\$21,600.00
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03/25/2022	Bank of ND	Planteen annual interest payment	\$ 4,252.98
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Lyle/Bill to approve as presented. MCU

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 annual payment on interest made in February. Current

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

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

Oath of Office- Signed by Bill Anderson and Mark Bopp

Meeting/mileage vouchers-signed by Bill Anderson; Jessica Peterson; Lyle Bopp; Carol Peterson and Mark Bopp. Signatures still needed-Mark Breker and Michael Mahrer

OLD BUSINESS

Housing Project-Nathan/Terry presented information regarding the progress of the project. Riverside has 3 homes to come into Sargent County. A home to go to each city of Gwinner, Forman, Milnor. All three homes will have basement unfinished but roughed in plumbing. Locations of the homes in each of the communities have been set. Each city needs to work on getting a deed done for the location. Discussion again to reinforce the understanding of the process was done. 3 houses will be placed in the county as stated above. When anyone or two or all of the houses sell, another constructed house(s) will then be placed in that (those) community(ies) to be put on the Market. And the process will continue. The JDA has a financial arrangement of responsibility with Riverside to contribute to the Financial support of construction/placement of the Homes. Riverside Lumber is the acting main contractor of the housing project. When the Houses sell both entities financial contribution will be paid back. As stated many times, the need for housing in Sargent County is large.

There is a need for employees to work in many of the businesses in the county. Enticing these employees to move to the county and contribute to our communities, schools, businesses in vital. If potential people looking for a retirement area, a new job, or a location to start a new business are looking in the county and the one thing they can't find is housing- it is a big factor to consider moving on to another county or region. The JDA would like nothing better to be replaced in the housing project by a contractor or a group of investors to take over the housing needs when it comes to construction and selling of homes. But to sit idle and wait for someone or some business to take the initiative is no longer an option. Being idle has been the action for too long already.

The JDA will continue to work with Riverside to get these 3 houses in the county and move forward.

Housing Study-Discussion has been held regarding the JDA doing a housing study for the county. It has been part of conversation with Doosan when the SC JDA and Nathan have had meetings with Doosan regarding providing financial support for the SC JDA housing project. At this time SC JDA has not began a study. The question was raised that if Doosan is handed a study and it shows housing needs in the county, will a financial obligation then be supported by Doosan? The reason for the question is to spend the dollars to contract for a study to be done and the study then is not enough to receive the support we requested from Doosan, then is that a good way to spend dollars? Further discussion with Doosan will be made to see if we can get answers to those questions. Project tabled.

NEW BUSINESS

Career Builders: Neil Planteen introduced himself and Noah Eastley. Noah currently is attending NDSCS and is doing an internship with Southside Auto for the summer to earn some summer credits. Noah told the board a little about himself and is College status at this time. Neil stated that he is present to ask the JDA to support Noah in the JDA Career builders program. Neil has been in contact with the state and stated that the State will support \$4,250.00 financially of Noah's Tuition if Noah stays in employed in North Dakota. The State of North Dakota terms in general are as follows- the payments go directly to the institution. The payments may not exceed the amount of the tuitions, fees, books, and supplies. The applicant must reside and work in North Dakota for at least 3 years following program completion. Failure to meet the terms of the agreement will result in scholarship funds being repaid by the applicant. Failure to enroll full time; failure to maintain a 2.5 GPA or other academic progress; withdrawing from program prior to completion either voluntarily or involuntarily and failing to meet the residency and occupation requirement for 3 yrs following program completion are all terms of payback by the applicant. Noah intends to put \$4,250.00 of his paycheck towards the program as well.

Mark/Jessica moved that upon completion of a SCJDA application and supporting documents as needed that the SCJDA financially obligate a match of \$4,250.00 with payments of 1/3 of the total each year for three years as long as Noah stays employed in Sargent County for three years following his completion of his education as well as other portions of the program guidelines, completing the final payment 31st of May 2024 or as requested by NDSCS Representative. Payback to the SC JDA will be obligated if he does not retain any employment in Sargent County for the 3 year term upon completion of education. Roll Call Vote: Mark Bopp-Yes; Lyle-Yes; Sandy-Yes; Robert-yes; Jessica-Yes; Carol-Yes; Terry-Yes; Bill-Yes. MCU. Neil and Noah thanked the JDA for their contribution and Neil stated that small businesses in the county should utilize a program like this and that the Career Builders program is a good program for the JDA to be involved in.

(4250.00/3 = 1416.66 –May 2022; 1416.67 –May 2023; 1416.67- May 2024 as final payment)

SC JDA Budget 2023-Due June 1st to County Auditor Office. Discussion regarding the approved budget and expenditures of 2021. Of course the JDA was stalled out on the housing project for 1-2 yrs due to COVID and availability of supplies and contractors also directly or indirectly affected by the COVID pandemic.

Redisussion on the purpose of the housing project- it is not a project we took on because we wanted to get into the housing business, but it is a project that we took on because of many factors of housing availability and if the JDA is expected to bring in business and people then housing needs to be available as well. With Doosan advertising sign on bonuses and relocation bonuses and Sargent County having no housing choices and communities in counties around us getting aggressive to fill that need, do our local governments really want to

sit idle while economic growth happens all around us, but is not us? It is reasonable to surmise that Doosan is expanding production in other areas and other states due to lack of employee availability. It is the SC JDA understanding that housing is not a popular idea to some, but board majority feels it is a priority to fill the gap until another comes in to fill it for us. Bill/Lyle to request the full 4 mills for the SCJDA on the 2023 budget. MCU.

Annual Commission Report- The JDA was represented at a meeting last July with the SC Commission to review the JDA purpose and projects. The Board requested Time on the Agenda for the First Meeting of commission in July. Sandy will Set up. The board requested that Nathan Berseth-JDA Consultant be present at that meeting and prepare presentation. Any board members who can be present should be as well. A memo will go out when the schedule is set up.

CCA Report: Nathan Berseth representing CCA as our consultant stated that his priority and most of his time has been continued work with Joel and others regarding the housing project in Sargent County. Nathan has also investigated a grant through Lake Agassiz. There is a large amount of dollars for the region which includes Sargent County JDA as a potential qualifier. Nathan has been working on presentation to at least corner a percentage of 25% of the dollars considering the competition for the dollars available. The grant has a project completion date of May 2023 so it is very aggressive. Spec houses and housing studies do not qualify but apartments do. Jessica/Carol to direct Nathan into looking into apartment structure as a potential project for Sargent County. MCU.

Neil Planteen requested the floor- Neil stated that he appreciates the SC JDA for its support of economic growth through business support in the county. Neil stated that along with Doosan employment there are many other direct or indirect businesses that flourish or survive because of Doosan in this county. To include the Tax base for the local governments, direct sub contractors outside of or inside of Doosan, main street businesses and school districts because of the people that could be generated to relocate here and/or work here. Neil discussed the housing project, the career builders program, and the Flex pace program that he is currently involved in with the SCJDA. Good discussion was had and the Board appreciated his comments and thoughts.

With no further new business Terry asked for any Round Table discussion:

Round Table:

Jessica stated that Gwinner is beginning an advertising program for their spec house. Also Gwinner is working with Mansfield Co to do a comprehensive study for Gwinner City.

Mark Bopp stated that Forman City is working with Visible Solutions out of Minneapolis for a study.

Carol discussed the migration trend of relocation to rural areas due to many factors including crime rates and availability to work from home along with other factors.

Jessica/Bill moved to adjourn the meeting at 7:15 pm

With no further business the meeting was adjourned.

Recording Secretary

Sandra Hanson

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