

**Sargent County
Job Development Authority**

Minutes

Date of Meeting: Wednesday September 7th, 2022 **Time:** 5:30 pm

Location of Meeting: Sargent County Courthouse conference Room Forman ND

PRESENT: Board: Sandra Hanson; Robert Ptacek; Mark Breker; Lyle Bopp; Dan McKeever;
Carol Peterson; Bill Anderson; Bryce Carlson; Luke Anderson; Terry Dusek

Board Present by “Go To Meeting” Jessica Peterson

Not Present Board: Michael Mahrer; Mark Bopp

Guests: Nathan Berseth-CCA LLC; Mary Engst-SC Teller

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

Minutes of Last Meeting Presented by Sandra Hanson. Carol/Dan to approve minutes of the last meeting dated June 8th, 2022. Motion Carried Unanimously (MCU)

Treasurer’s Report presented by Sandra Hanson Current Budget Balance is \$634,452.33

Expenditures since last meeting were none.

Fund Balance is \$773,004.61

Bill/Bryce to approve the Treasurer report as presented. Motion Carried Unanimously. (MCU)

Loan Reports: Sandy Reported that there are no issues with the current Loans.

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

Dakota Dirt Coffee Company: Flex Pace Loan payments not scheduled at this time

OLD BUSINESS

Housing Project- Terry Dusek and Nathan Berseth reported that there is finally activity moving forward in the 3 communities of Gwinner, Forman, & Milnor with dirt work started or will be started in next couple days.

Question asked if Drain tile is placed at the new homes. Answered that it is placed with the forms. Joel

Halmrast- Riverside reported that there are some online hits on the homes already. Concrete is a struggle but it is beginning to get here. Lyle Bopp as JDA Attorney will work with Riverside and the cities to get the deeds completed and filed. Riverside contract takes place at point of occupancy of the homes. The Loan is 80/20 + 1% interest for 12 months. An appraisal will be completed and compared to construction costs the Loan will be for whatever is the less dollars of the appraisal vs construction costs. Riverside is the contractor-they pick the communities, the floorplan and completion products as well as works with the subcontractors and takes care of the scheduling and billing for them. SC JDA is the gap filler for the Loan. At this Point Riverside selects his own subs. Concern of a contractor with a business in Sargent county was why is No local contractors being used for these projects. It has not been the practice of the JDA in the past to insist or get involved in our Loan applicants to utilize local contractors. Much discussion was had regarding that topic. It was noted that the SCJDA did put out a RFP and advertised locally as well as regionally for bids on 3 houses for construction in

Sargent County, but the JDA did not receive any interest from locals or regional contractors. That is when we started working with Riverside In Lisbon, Currently owned By a resident of Sargent County.

Apartment Construction-Dan McKeever addressed the group regarding continued support for apartment financial involvement with the JDA. Discussion held.

With No Further Old Business the meeting moved forward.

NEW BUSINESS

ND Regional Workforce Impact Program-Carol Peterson and Nathan Berseth reported on this topic. Carol reminded all of us that it was also a topic at the June meeting that this program was going to be introduced. The project has been placed out there for interest and applications. There is still not a lot known about the program and its intended operation of the dollars. There is 4.4 million dollars available. Carol is applying for \$685,000.00 for an addition to the current Daycare in Milnor. Gwinner city is applying for a 4 plex (hopefully) in Gwinner for around \$194,000.00. 25% of money needs to be local. The email/phone calls vote for approval of submitting the Letter of commitment was needed to get the Letters submitted on time. If the projects receive approval it appears that it is going to be a tight window for completion. The funds that will be distributed for projects will not be considered free and clear for 20 years. A concern regarding the available dollars between the housing project and the local share for this project through the JDA was addressed.

Meeting with Commission re: JDA projects-All present participated in a discussion regarding the meeting with the Commission and Concerned citizens on Tuesday September 6th at the Commission meeting room in the SC Courthouse. Concerns regarding Taxpayer dollars building houses; Why not the use of local contractors; purpose of the JDA; budget discussion; etc. Much discussion was had. No motions or actions were taken. The SC JDA stated that this committee is the only county committee that can actually use its funds for growth and economy. Question was asked to the group "Do we want to be in survival/stagnant mode or be an active county with growth and a strong economy?" This was an informative session. The Sargent County Budget Hearing will be held on October 5th at 6:00 pm in the Commission Room or the Conference Room dependent on public appearance numbers.

Flipping Houses-Dan McKeever reported that he had a discussion with a couple that may be interested in conversation regarding the idea of flipping houses in the county. Will keep the Board updated if anything becomes of that.

CCA LLC-Nathan presented an invoice for the year of June 2021 through June 2022. This invoice is for the consulting work that is done for the JDA by CCA LLC. Bill/Bryce moved to accept the invoice for the amount of \$21,600.00 for a one year contract completed by CCA LLC. Terry requested a rollcall vote: Bob Ptacek-Y; Mark Breker-Y; Lyle Bopp-Y; Dan McKeever-Y; Carol Peterson-Y; Luke Anderson-Y; Sandra Hanson-Y; Jessica Peterson-Y; Bryce Carlsen-Y; Bill Anderson-Y & Terry Dusek-Y. Hearing no Nays motion carried unanimously.

With no further new business the chair moved on.

Round Table:

Rutland-Mark Breker and Bill Anderson updated the Board on the Lariat Bar project. They have an investment group of approximately 31 blocks of shares. They have a board that will do work on getting the Bar up and running. They are currently advertising for a manager. It will be open for the day on UffDa Day October 2nd.

Gwinner-Dan reported that they are through phase one of the proposed 12 plex Senior Living Complex.

Forman-Luke reported that the FCDC is building a new clinic

Milnor-Carol reported that they lost their Barber. The Veterinarian is constructing a Kennel to include training and living quarters. Also reported that Green Iron is working on the inside for Completion.

With no further business the meeting was adjourned by Chairperson Terry Dusek at 6:50 pm.

Recording Secretary

Sandra Hanson

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