

# **Sargent County Job Development Authority**

5:00 PM: Tour of the Forman Housing Structures exterior with Ann Nelson, manager

## **Minutes**

Date of Meeting: Wednesday August 30<sup>th</sup>, 2017 Time: 5:30 pm

Location of Meeting: Sargent County Courthouse Conference Room

Board Presence: Robert Ptacek; Mike Walstead; Mark Bopp; Bill Anderson; Ron Narum;

Carol Peterson; Randy Pearson; Sandra Hanson; Jessica Peterson. Not Present: Al Colemer; Terry Dusek;

Jerry Erickson Also Present: Paige Cary; Nathan Berseth; Ann Nelson

**Meeting Called to Order** by Chr Mark Bopp at 5:35 pm

**Minutes of Last Meeting Presented** by Sandra Hanson. Upon review of the minutes dated July 26<sup>th</sup>, 2017 Randy/Ron moved to approve the minutes as presented. Motion carried unanimously (MCU)

**Treasurer's Report** was presented by Sandra Hanson. Balance in the JDA Fund is \$103,372.59 as of the end of July. Ron/Jessica to approve the activity report as presented. Motion carried Unanimously.

## **Loan Reports:**

Sandy Reported that all loans are current.

Lariat Bar does not begin payments until October 1, 2017 as per loan agreement.

Forman Market and the Coteau des Prairies Lodge do not begin their payback until the loans with Lake Agassiz are complete.

Southside Auto- Loan obligation has not been dispersed yet

Milnor Chiropractic Business is currently working on financial documents.

## **OLD BUSINESS**

Spec House – Carol and Nathan reported that The realtor has staged the house and arranged for two open houses. The total expenses to date are \$216,716.73. Sandy requested and has received a third reimbursement for expenses with Lake Agassiz in the amount of \$51,940.91.

## **NEW BUSINESS**

Forman Housing Application- At this Time Chr Bopp called on Ann Nelson to present the Application for funding on behalf of the Forman Housing. As manager of the Housing, Ann was directed by the Housing Board to apply for a grant through the Lake Agassiz Regional Council for exterior work on the housing units. The grant was approved in the amount of \$90,000.00 based upon the Housing to be able to contribute to the grant total in the amount of around \$15,000.00. These dollars can be from the housing funds; local bank loan; or other types of local financial support. She stated that there was work done on the 2 story a few years ago and the local financial support came from the Sargent County Bank. That Loan was paid off on schedule. Currently there are two mortgages with the Federal program and one loan will be paid off in September. The existing loan debt will then be down \$200.00. Ann explained that she did approach the Sargent County Bank. The bank reviewed the housing request, discussed business management process, and suggested that The Housing group approach the SCJDA for funding. Ann stated that she does understand that the SC JDA stands for Job development, but Ann feels that the housing is important as it provides homes for those employed in the county as well as will provide work for local contractors and businesses for labor and material. The housing board is looking at shingles, doors, siding, concrete sidewalk, and windows for two of the 3 structures. The Forman Housing Project does have an \$8,000.00 reserve that USDA will not allow them to use at this time. The Rural

housing program allows Forman Housing to utilize about \$3,000.00 a year and the spending is very specific. Question was asked if the JDA would be able to carry First Mortgage. Ann stated “she thought that would not be allowed.” “This Is a Non-profit/Low income housing program” Bill Stated. Bill/Randy moved to approve \$15,000.00 with 1% interest over today’s prime rate. Payback will be set with a monthly payment schedule of approximately \$300.00 a month for the term to be the length of the payments until paid up and the JDA holding second mortgage. Chr Mark called for a roll call vote. Jessica-Yes; Bob-Yes; Mike-Yes; Ron-Yes; Sandra-Yes; Carol-Yes; Randy-Yes; Bill-Yes. Nays – None  
Mike/Carol moved to allow the payback schedule to be setup to begin 6 months following the date of disbursement of the funds to the housing authority. Discussion- Ann stated that the occupancy holds steady at near 100% so there is a very steady income. Carol complimented Ann on the Housing board’s efforts. Mark Called for the vote: Motion Carried unanimously.

**Round Table:** Chr Mark opened the floor for round table discussion

Rutland-Ron reported that the city is doing some sidewalk repairs in a few areas, and they are gearing up for Uffda Days the first Sunday in October.

Milnor- Carol reported that the Cell Tower is near completion and ready for turning on.

Gwinner-Jessica reported that AW Diesel is finishing up a new addition on the Shop. The city is doing a sewer project, but will not entail tearing up streets. Will be holding a public meeting for the Golf Course proposed project. Will be having an open house for the Water treatment plant.

Forman-Mark reported that the rentals are full again, there are about 10 – 12 houses for sale with a few housing sold in the last month or so. Still working on the Safe route to School project.

With no further business the meeting was adjourned at 6:35 by Mark Bopp.

Recording Secretary  
Sandra Hanson