

**Sargent County
Job Development Authority**

Minutes

Date of Meeting: January 19th, 2022 Time: 5:30 pm

Location of Meeting: Sargent County courthouse Conference Room

PRESENT: Board: Go To meeting: Jessica Peterson & Carol Peterson

Onsite: Sandy Hanson; Terry Dusek; Luke Anderson; Bob Ptacek; Dan McKeever; Bryce Carlson

Not Present Board: Mark Bopp; Lyle Bopp; Mark Breker; Bill Anderson; Michael Mahrer

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

Meeting Called to Order-Chr Terry Dusek

Approval of Agenda-Dan/Bob to approve agenda as presented. Motion Carried unanimously (MCU)

Minutes of Last Meeting Presented-Bob/Bryce to approve the Minutes of the meeting held on 11/30/2021 as presented by Sandy. MCU

Treasurer's Report- Current Budget Balance as of 12/31/21: \$599,276.58

Expenditures as of Last Meeting to Date:

11/02/21	Carol Peterson	EDA Conf Registration	\$ 150.00
12/17/21	Payroll	Board members	\$2,650.00
12/30/21	Mileage	Board Members	\$ 623.28
12/30/21	SGB	payroll match SS	\$ 202.76

Fund Cash Balance as of 12/31/21: \$634,452.33

Loan Reports: All current and accounted for

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

Bixby Auto: payment made

FCDC Assisted living: payment made

Forman Housing Assoc: payment made

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

Four Seasons Health Care Addition: payments made

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

Oath of Offices: Signed by Terry Dusek & Luke Anderson

Mileage & meeting vouchers for 2022- signed by all on site

Board Member payroll documentation-Paperwork given to Dan McKeever to complete and return to Auditor office. Paperwork mailed on 1/20/22 to Michael Mahrer to be completed and returned to Auditor office

OLD BUSINESS

SC JDA housing project-Nathan reported that one house is ready built on site by Riverside in Lisbon. Waiting to find someone who can do concrete work for placement. Joel at Riverside has ordered trusses for next 2 houses. Joel is hoping to get started in may with construction. Nathan reported that Richland county is doing a housing project similar to ours, and those houses have sold before completed. Dan stated that he talked to someone about working with Riverside on our project, but the gentleman state that he owns his own business that is going well so why work for someone else. Dan & Jessica toured house in Lisbon and met with Joel about Gwinner City taking on a house project as well. Dan has also discussed this idea with a local contractor that is in Gwinner. Dan has some leads on another contractor working in Leonard ND. Joel stated to Terry that he thinks Lumber is going to see another surge. Dan thought that a smaller house with no basement could

possibly be built for under \$400,000.00. Nathan stated Lumber high, demand high, and trying to find contractors and subcontractors is a big need.

Housing Study- Nathan reports that he feels the Study is a must. Doosan is requesting a study with past conversations with them regarding financial support in housing development. Continue dialog with Doosan not just on single housing but apartments as well. Doosan is continuing to pay out incentives for new employees such as \$5,000.00 to relocate; \$350.00 mileage a month for driving more than 50 miles; and \$3,000.00 sign on. Would be great to convince Doosan to shift some of that money to our housing projects. Luke stated that Forman City is working on a housing study and they are using Visible city which had past experience with Fargo City and Wahpeton. Dan stated that Gwinner is working on their comprehensive plan. Jessica stated that they are working with Maxwell Group. Nathan will talk to Lake Agassiz regarding potential funding and contracts for such a study. Jessica/Bryce moved that the JDA allow a budget up to \$13,000.00 directed towards a housing study for Sargent County and that Nathan have access to those funds while working to find the JDA a contractor to work with. MCU.

NEW BUSINESS

CCA report- Nathan was present to report. Nathan stated that he had a meeting with James LaRohn. Housing still is Nathan's main objective for Sargent County. He will continue to work with Lake Agassiz on potential financing as it comes available. Discussion continues regarding Apartments and the potential for some type of financial support with those until they get to a % of full. Nathan discussed developing a county housing authority. Nathan reported on what Hankinson is doing regarding housing. As always The JDA should and wants to be short term owners and want to make sales. Discussion on the new definition of affordable housing in the area and what is it? Terry stated that interest went up .3/4 percent last month.

Growing Small Towns contract-Carol had a visit with Rebecca Undem and she is now the Economic Development director for Oakes as well as working with this program. Carol stated that she doesn't feel that businesses are taking advantage of the program like she had hoped they would. Discussion to not renew vs renew the program was held. Terry called for a motion to renew the contract, motion failed for lack of second. No action taken at this time.

Round Table:

Gwinner City-Dan and Jessica reported that there is a group of citizens in Gwinner doing the leg work on a senior living apartment complex- not intended as assisted living. Interest has spiked and this group is putting together a plan for presentation.

Milnor City-Green Iron new bldg. is going up. Dakota Dirt has began moving into their new location. With no further business the meeting was adjourned.

Recording secretary
Sandra Hanson

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