

## Sargent County Job Development Authority

### Meeting Minutes 5/5/21

#### Lariat Bar, Rutland 6 pm

Present: President Terry Dusek, Nathan Berseth, Bryce Carlson, Mark Bopp, Jessica Peterson, Bill Anderson, Michael Mahrer, Paige Cary, Robert Ptacek, Mary Engst (Sargent County Teller)

Terry Dusek called the meeting to order. Motion to approve the agenda made by Jessica and seconded by Bob. Passed unanimously.

The minutes from the previous meeting were reviewed. The only correction was the date of Michael's term of office. Bob had a question about the budget amount showing at 109%. This will be checked on, but most likely is because the amount of loans exceeded the number of mils this year.

Bob made a motion to approve the minutes, Michael seconded. Motion passed unanimously.

Terry gave the treasurer's report. All loans were up to date and accounts reviewed. The final payment for the first loan for Four Seasons is done. Bill made a motion to approve the report, Bryce seconded, motion passed unanimously.

Paige gave a brief update on the Career Builders program. She will work on reaching out to the schools in the county to make sure the guidance counselors are aware of the program and other promotional opportunities. There was no report from the Growing Small Towns program, other than Carol and Paige are meeting with Rebecca Udem once a month for updates.

Nathan told the board about the current SBA grant program for hospitality revitalization. On the topic of housing in Sargent County, he presented a summary of some demographics in Sargent County and comparisons in the region. He shared his idea for a housing program headed up by the JDA. The JDA would partner with other entities, including utility companies and other interested parties. The goal would be to build three spec homes in the county every year for an estimated total of 1.2 million in investment funding. The intention would be to use a limited number of house plans and contractors to expedite the process and lower costs. Cities would supply the lots.

Nathan said that the first step would be to send out request for proposals for a qualified contractor. JDA could do gap financing for the projects if the appraisals were to come in lower than the cost of the building. There was some discussion of how to advertise the RFP's. Another part of the program could be renovation of existing houses in the county. Bill made a motion to proceed with implementing the plan as presented by Nathan and pursuing RFP's. Bob seconded the motion. Motion passed unanimously.

Round table reports were shared. Forman is struggling with housing, but has three renovation projects going on on Main Street. Gwinner has a new Bobcat sales and showroom structure being built. Rutland has a new house in process, the Lariat is doing well and Ribfest is back on this year. Milnor is waiting for continuation of a commercial building project located along the highway.

Meeting adjourned.