

# Sargent County Job Development Authority

## Minutes

Date of Meeting: April 28<sup>th</sup>, 2015 Time: 7:30 AM

Location of Meeting: Sargent County Courthouse Conference Room

**PRESENT:** Robert Ptacek, Ron Narum, Al Colemer, Mark Bopp, Sandy Hanson, Carol Peterson, Mike Walstead, Randy Pearson, Other Guests: Nathan Berseth; **Not Present:** Jerry Erickson, Bill Anderson; Jessica Peterson; Terry Dusek

**Meeting Called to Order:** chr Mark Bopp

**Minutes of Last Meeting Presented:** The March 11<sup>th</sup>, 2015 minutes were reviewed. Al/Ron to approve the minutes as presented. Motion carried unanimously.

**Treasurer's Report:** as per the monthly activity report dated March 31, 2015 balance in account is \$306,208.72. Dollars obligated but not issued yet are as follows:

FCDC Assisted Living project-\$85,000.000 as a loan/\$15,000.00 as a grant/up to \$33,000.00 as an interest buydown.

Southside Auto-Interest buy down funding up to \$20,000.00

Randy/Carol to approve the Treasurer report as presented. Motion carried unanimously.

### **Loan Reports:**

Waswick Loan-one month behind

Four Seasons-on track

General Store/Café-on track

### **OLD BUSINESS**

**FCDC Project**-no action on funding at this time. Mike W has spoken to Steven McLaen and funding will not be requested until at some point prior to or at the onset of construction. Bid opening will be occurring on or before June 1<sup>st</sup>. Not sure of date.

**Southside Auto**- no request for the funding at this time. Mike spoke with Planteen's. they are currently looking at other options and will let us know, if the need is still there and what may occur.

Forman & Milnor Market-CCA will work with Mr. Ells to determine a potential project of recommendation.

**Lodging List**-Distributed for review. Has been provided to CHS for their distribution to contractors as needed. This is a living list and can be updated and changed as requested.

**Policy/Procedures/Guidelines**-Nathan Berseth representing CCA provided a presentation of some different options to open the floor for discussion and consideration. He suggested that no decisions be made today, but to look the information over and to jot down notes regarding ideas, questions, changes, etc. that we would like to see or discuss at the next meeting.

Thoughts Nathan put on the table- Do we deal with transitions of businesses between ownerships/ strictly new businesses/ anything that comes before us. How important is retention of a business that than in turns retains jobs. Are we a step in an existing business refinance option? Important to keep the policy/guidelines open so that we do not end up with strict guidelines that limit our availability to whom and what we get involved with. The more projects we have some type of involvement with, the more visible we become to the public.

Pace programs and the 20 years and 1% over prime. Do we extend ourselves out to far, so that the return doesn't come back to us very quickly. Are lending agencies/borrowers using the JDA as a point of least resistance or is it a true need to retain or startup a business? Will it happen without our help? Ron feels it is important to be both a mechanism for new job creation as well as job retention. Nathan-cities need to get involved with support of some type.

**Forman & Milnor Markets**-Al/Carol to have CCA work with Rick to review the proposal. Rick is currently working with the Lincoln State Bank. Motion carried unanimously.

## **NEW BUSINESS**

**Assistance for existing businesses with new ownership**-Mark commented on the concern of how many requests through pace programs can come through the door. What type of assistance and how far should the JDA get involved.

**SC Twp Officers Assoc. appointment**-Robert Ptacek has been designated by the Association as a representative to this Board. The designation will be presented to the Commission at the May 5<sup>th</sup> meeting for recommendation and appointment.

**CCA**-Nathan presented to the Board a proposal for services to continue to build the JDA into an active involved organization. Nathan suggested consideration of an application process that will provide consistency throughout. Create a website. Work with all willing communities and the county to have a strong voice and presence. Ideas such as leveraging USDA grants for planning, housing, infrastructure, development. Projects such as business relocation. This type of funding is a lot of paperwork, and with federal funding the availability of funds are not in the amounts they once were, but they are still there. At this time, the type of grant CCA is looking at is not for Brick/mortar but more for planning.

Next meeting will be held on May 12<sup>th</sup> at 7:00 pm at the Sargent County Courthouse.  
Round Table: No community reports given

Meeting was adjourned at 8:45 AM

Recording secretary  
Sandra Hanson

With no further business the meeting was adjourned.

4/28/15: after regular meeting was adjourned, chr Bopp, recording sec. Hanson & member Colemer visited and discussed relocation of the meeting. With approval of Chr Bopp the meeting will be relocated to the museum.