

Sargent County Job Development Authority

Minutes

Date of Meeting: Tuesday August 10th 2021 Time: 5:30 pm

Location of Meeting: Sargent county Courthouse Conference Room

PRESENT: Board: Sandy Hanson; Terry Dusek, Bill Anderson; Lyle Bopp; Carol Peterson; Mark Breker
Present through Go to Meeting- Robert Ptacek; Jessica Peterson; Dan McKeever; Bryce Carlson

Not Present Board: Mark Bopp; Luke Anderson; Paige Cary; Michael Mahrer

Guests: Nathan Berseth-CCA; Mary Engst-SC Teller; Beau Goolsbey & Landon Mund-Dakota Dirt Coffee Co.

Meeting Called to Order- at 5:30 pm by Chr Terry Dusek

Minutes of Last Meeting Presented-by Sandra Hanson dated June 23rd, 2020 Bill/Carol to approve minutes as presented. Motion Carried Unanimously. (MCU)

Treasurer's Report- Presented by Sandra Hanson as of July 31st, 2021

2021 Budget:	Actual Expenditures Jan/2021 thru July/2021	\$ 11,133.00
	Expenditures in July 2021	\$ 00.00
	Budget Balance as of July 2021	\$621,797.00
	SC JDA Cash balance as of July 31, 2021	\$638,345.52

Expenditure to date in August 2021 \$39.00 housing bid ad SC Teller

Bill/Lyle to approve the Treasurer's report as presented. MCU

Loan Reports:

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

Bixby Auto: FCDC Assisted living: Forman Housing Assoc: Four Seasons Health Care Addition:

The Field LLC (DBA: The School house)

Southside Auto- Flex Pace Loan no payments scheduled at this time

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

Sandy stated all loan payments are up to date. No further Discussion

Project Reports:

Career Builders-No Report

Growing Small Towns- Carol and Luke attended the round table in Oakes. She stated that approx.. 125 attendees. There is a really nice building for the business. Consideration needs to be considered for an incubator in Sargent County. Carol stated that she didn't think the group that came from the Fargo area realized our broad band capabilities here. They felt it was a very good presentation and that the discussion by all went very well. Rebecca did a great job organizing.

OLD BUSINESS

SC JDA Housing project- Nathan provided his input on the Conference calls as well. Discussion as follows: Putting together a survey for the need for housing was discussed. The problem with that is how do you survey those out of the county that you are trying to attract to the county? It would be interesting to know how many rooftops are in the county today vs: 10 years ago. Sandy will work on trying to find that information. Riverside is the only company that placed a bid on our Request for Proposal (RFP). The RFP was for 3 homes in Sargent County. Terry and Nathan have had discussions with Riverside representatives Joe Holmgren and Jessie Rasmusson. Riverside feels they can get one ready for fall yet and will act as the general contractor. The SCJDA will provide 80% loan to Riverside upon completion of each house. When the House sells Riverside then will payoff our loan with 1% interest. The reason for the 1% is to keep it as affordable as possible. The

RFP came in with a \$400,000.00 home for fall. Some concern regarding the price of the home selling in the county.

Terry called for motion regarding the project-Carol/Bill moved to move forward with this project and accept Riverside's RFP. Not just the SC JDA but all County and Local governments need to get aggressive in bringing back in migration to the County. The Homes have to be in Sargent County. Jesse Rasmusson has already reached out to some of the communities in Sargent County regarding the building project. The SC JDA will be interim financing. Terry called for a roll call vote by the members: Bill-yes; Lyle-yes; Carol- yes; Sandy-yes; Mark Breker-no; Robert Ptacek-yes; Jessica – Yes; Bryce-yes; Terry-yes and Dan absent from the vote. Motion passed 8 yes and 1 nay. Terry brought to the table what financial commitment should the JDA place on this project out of our 2021 budget? Bill/Lyle moved to set up \$500,000.00 dollars for this project.

Nathan will go to some lead lenders to see if they would have an interest in participation possibly by giving the JDA a line of credit. Lake Agassiz could be a possibility. Maybe some other Large businesses that have interest in the County growth. No further discussion Terry called for a roll call vote: Lyle-yes;Carol-yes; Sandy-yes; Mark Breker-yes; Robert-yes; Jessica-yes; Bryce-yes; Bill-yes; Terry-yes; Dan absent from vote.

Motion carried with 9 yes and 0 nays.

Apartment construction supplements-Terry asked that the group continue to consider the idea of supplementing a newly constructed apartment building financial support until the apartment reaches it's needed occupancy for profit. This was brought to the table by Dan McKeever at the last meeting.

NEW BUSINESS

Doosan Conference Call- Terry explained that there were actually two discussions. Bryce worked hard to get them set up for the JDA group. Terry, Bryce and Nathan were active participants in those calls from the JDA and the Plant Manager, The controller from Fargo and Gwinner represented Doosan. Purpose of the calls was to present the Housing project that the JDA is working on and to discuss financial support opportunity for Doosan. Doosan had some further questions so a second call was set up to answer those. The questions by Doosan were sent to Bryce and he forwarded them to Terry and Nathan. Chr Terry set up a conference call with Bryce, Sandy, and Nathan to discuss the questions and information that will answer those questions. Doosan seemed interested in our plan and will take it into consideration and further discussion. No further action has been taken by Doosan since the second conference call.

Dakota Dirt Coffee Company-Landen Mund and Beau Goolsbey distributed a presentation for the SC JDA. (see attached to minutes). The two gentlemen explained that they are working with a lead lender that has completed an application with BND for a Pace Flex Interest buydown loan. This Loan has been approved. They will construct in the industrial park along Hwy 13 in Milnor. This is within the City limits and has been approved for a Renaissance zone project through the City and the ND State Tax program. The building will be a foltz building and construction is hoped to start late August. It is their plan to begin with production in the building grinding, bagging, and shipping. They currently have a big roaster and plan to get a big grinder and a more efficient bagger. They also hope to start with some parttime help and move into fulltime when production and consumer needs expand. They currently have their coffee in some regional stores, but about 80% of their business in mail order directly to customers. they currently have 9 different variety of coffee with a couple holiday seasonal blends. They do plan on setting up a retail store in front of the building. Some other ideas they are tossing around is school and organizational fundraisers; some occasional events and coffee tasting at the store. Bill/Lyle move to approve to be the local community participant in the Flex pace loan by buying down the interest up to \$16,500.00. The SC JDA understands that the program does not allow payment of the interest buydown to begin with the SC JDA until all lead lender loans have been paid off that are participating in this loan application. The interest of 1% over prime will be determined at the time that Dakota Dirt Coffee setup their payment schedule with the JDA. The length of the loan will also be determined at that time. The Pace loan is set up to be 246 months with the lead lenders. Terry called for roll call vote: Carol-yes; Sandy-yes; Mark Breker-yes; Robert-yes; Jessica-yes; Bryce-yes; Bill-yes; Terry-yes; Dan-yes; Lyle-yes. Motion carried with 10 yes and 0 nays. MCU

Round Table: Carol reported that dirt work has started in Milnor industrial park for the implement building.
With no further business Bill/Carol moved to adjourn the meeting at 7:15 pm. MCU
Recording Secretary
Sandra Hanson