

Sargent County Job Development Authority

Minutes

Date of Meeting: Tuesday November 30th, 2021 Time: 5:30 pm

Location of Meeting: Sargent county courthouse conference room

PRESENT: Board: Robert Ptacek; Mark Breker; Sandy Hanson; Dan McKeever; Mark Bopp; Lyle Bopp; Carol Peterson; Jessica Peterson; Bryce Carlson; Bill Anderson; and Terry Dusek

Not Present Board: Luke Anderson; Michael Mahrer

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

Meeting Called to Order-Chr Terry Dusek

Minutes of Last Meeting Presented-August 10th, 2021 Upon review of the minutes Dan/Bryce to approve minutes as presented. Motion carried unanimously. (MCU)

Treasurer's Report- August 1st, 2021 through October 31, 2021

2021 total budget-\$632,930.00

01/01/21 thru 10/31/21 expenditures	\$30,027.38	approximately 4% used
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2021 budget available as of 10/31/21	\$602,902.62
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Actual funds in account as of 10/31/21	\$633,169.33
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EXPENDITURES:

08/26/21	BND Dakota Dirt interest buydown	\$ 16,129.33
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09/20/21	SC Teller housing project RFP	\$ 39.00
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10/05/21	BND Swedes annual interest buydown	\$ 2,726.05
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11/02/21	Carol Peterson eda conf registration	\$ 150.00
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Loan Reports:

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

Bixby Auto: payments current

FCDC Assisted living: payment current

Forman Housing Assoc: payment current

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

Four Seasons Health Care Addition: payments current

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

The Field LLC (DBA: The School house) – payment current

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

Bill Anderson reported that the Rutland General store and Café are back on the market for sale. Discussion regarding any interest in purchase to date. Bryce and Bill reported none at this time. Current listing at \$250,000.00.

Project Reports:

Career Builders- Short discussion on the challenge of recruitment and how young do you have to start?

Gowing small towns-nothing to report

OLD BUSINESS

SC Housing project-Nathan reported that the first house is completed and was built at Riverside Home & Lumber Center in Lisbon ND. The house will go to Forman at this time. At this time Joel cannot find contractors to get the foundation laid and begin the other work needed. Riverside will be getting started on the other two houses this winter in their lot as well. Riverside stated it will be Forman, Milnor, Gwinner and then the sales will determine the next house placement. Joel of Riverside would definitely prefer building on site, but right now that is not an option due to availability of contractors. Question (Q)-Will there be basements under them. Nathan and Terry believed so. SC JDA has a current financial commitment of \$500,000.00 for this

revolving housing project. JDA will be providing a loan of 80% to Riverside leaving Riverside with a 20% debt. The Loan will be at 1% interest with payback at time of sale. Riverside would like to hire a manager of the housing project. Q-if the cities decided to do the same type of arrangement would that be a possibility as well? Discussion regarding this seemed like it should be possible with further discussion if the city or cities wanted to also move in that direction. Q-Are we locked into single family? Discussion evolved around twin homes, duplexes; four plexes ect. Discussion carried on for quite some time regarding Apartment complex such as 36 plex and other such large construction. Dan continues to talk to Dietrichs whom put up apartments and uses their own crews so finding contractors isn't a problem. Dan stated that he and Dietrich's have discussed JDA supporting the apartments financially by way of assisting in covering the cost of the apartments that sit empty by way of so much a month for each empty apartment. Discussion continued on regarding how much a month and for how long. A flat rate or a a set rate for the first year and that rate regresses the next year or two. Q-Is this money a loan or a grant? Discussed either and then went on to talk about how loan and or grants could be handled. Q-Does housing projects belong with the cities or city development groups? Dan stated that the GCDC has tried and has gotten burnt each time so they have stepped away from it. Q-Then why should the JDA get involved? Group discussions on positives and negatives of involvement. One comment regarding should or could the cities or city development groups put dollars in the pot? Discussion then turned towards one of the Large manufacturers in the Region and conversations with representatives of theirs regarding financial support for housing projects in this county. Nathan, Terry, and Bryce have had three discussions to date and they will work on some projections, information, and ideas to assist the manufacturer with some of their questions and concerns. A lot of discussion towards ideas, and concerns for employee recruitment, retention, housing for potential employees to fill jobs in this area. Dan suggested to give Nathan some leverage and flexibility on what he can put on the table for the JDA as a spokesperson.

Dan McKeever left at 6:30 pm

Long discussion of lack of local contractors due to demand at this time, and out of area contractors are busy where they are so don't need our work. Population drops in past 20 years and if Sargent County as a whole doesn't step up to better this county then who should?

NEW BUSINESS

Paige Cary position-Sandy received a written letter of resignation on the board due to relocation to another county. Paige is an at Large member and that position does not necessarily have to be filled. Discussion regarding inviting the new Economic person that Forman City has hired to be on the JDA. Lyle Bopp will ask her.

Mark Bopp left meeting at 6:55pm

JDA Computer- Sandy stated that the JDA computer is not working well and may need to be replaced. She will keep the board updated.

CCA-Nathan reported on his work for the last year and asked what direction he should be moving in for 2022. Nathan submitted his yearly fee for payment of \$21,600.00.

EDA conference-Carol attended the EDA conference and the main street initiative conference. She stated good speaker, recap on state programs, dialog with other economic groups/individuals, pushing beautification projects. Carol thanked the JDA for the financial support to attend.

Terry Called for round table:

Lyle stated that Forman has hired Sara Dux to replace Paige in the economic development of Forman.

Carol reported that Green Iron is moving along on construction of the new implement on Hwy 13 south side of Milnor. Also the Dakota Dirt building is up and continued work on the inside. Terry stated that a new barber will be coming into milnor once a week out of Wahpeton.

Bryce reported that the elevator and the Seed companies are doing well and staying busy.

With no further business Bryce/Jessica moved to adjourn the meeting at 7:15 pm.

Recording Secretary,
Sandra Hanson

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