

Valley City-Barnes County Development Corporation Board Meeting

Monday, January 14, 2019

6:45 a.m., Regional Technology Center, 415 Winter Show Road (Large Conference Room)

PRESENT: JoAnn Hooper, George Gaukler, Bill Carlblom, Bobby Koeppin, Luke Trapp, Wade Bruns, Mary Simonson, Dean Kinney, John Froelich, Paige Bjornson, Matt Pedersen, Josh Kasowski, Mary Lee Nielson, Mike Bishop, Dave Carlsrud, Jennifer Feist and Alicia Hoffarth

EX-OFFICIO: Chad Petersen, KLJ; David Beierle, John Deere Seeding Group; Jeff Bopp, SVACTC and Dr. Alan LaFave, VCSU

President JoAnn Hooper called the meeting to order at 6:45 a.m.

AGENDA: No changes.

EX-OFFICIO: Paige Bjornson moved to appoint David Beierle as an Ex-Officio member of the Board. Mary Simonson seconded. Motion carried unanimously.

MINUTES: Mike Bishop moved to approve the December 10th minutes. Mary Simonson seconded. Motion carried unanimously.

FINANCIAL STATEMENTS: Restricted Funds-\$183,000, Unrestricted Funds-\$177,000. City and County Economic Development Funds-\$1,091,000 and \$31,000 respectively, uncommitted funds of \$275,000 after all obligations are paid. RTC-Received \$150,000 from City to pay off loan, cash balance of \$92,000 but includes cost of generator, property taxes, etc. Roundtable-\$8,000 available for new projects. NW Industrial Park Bldg.-\$15,000 plus \$4,000 in receivables. Clarified cash balance on Valley City Development Corporation. Bobby Koeppin moved to approve financial statements as presented. Mary Simonson seconded. Motion carried unanimously.

EXECUTIVE SESSION: 7:00 a.m. Paige Bjornson moved to go into Executive Session. Mary Lee Nielson seconded. Motion carried unanimously. Reminder that all information shared in the executive session is confidential.

CLOSE EXECUTIVE SESSION: 7:20 a.m. Mary Simonson moved to close the Executive Session. Paige Bjornson seconded. Motion carried unanimously.

CORRECTIONAL CENTER: Provided a memo outlining questions and general information along with maps of 3 sites and how the center could lie on specific properties. Locations in the I-94 RDC include: 1) north of National Guard 2) east end of parcel along the north side of the frontage road and 3) west of Malach. Malach is interested in selling the 4 acres and potential work release. Other sites being considered including the Burchill site and south of I-94. Would take at least \$3.5 Million to get the existing facility close to being acceptable. The east site north of the frontage road in the I-94 Corridor is the preferred site at this time; construction will likely take up to 2 years. Current jail-can hold people for 96 hours. Hope to increase hold time when the plan is in place. Questioned why south of the County Shop is not suitable since it was selected as the site 10 years ago. Concerned with travel through town and having law enforcement on the other side of the tracks if a disaster occurred and underpass became blocked. Locating close to an I-94 Interchange is prime. Barnes County could contract with 6 other counties. Need to work with an architect to get specific plans for each site. What are the exact needs and what can we afford? Burchill site may be off the table due to water issues; however, water issues would be dealt with through pending Winter Show drainage project. Need a first-class facility but cost is high. County is paying for a portion of the I-94 Corridor, but only for infrastructure for the National Guard site only. Important to keep the I-94 RDC for primary sector job creation. County can levy up to 10 mills for this project, which would fund a project up to \$10 Million. County Commission vote can be overturned by protest of owners of taxable property equal to or greater than 5% of the assessed value of all property within the County (NDCC 21-03-07(6)); \$81 Million County valuation at 5%=\$40 Million. Second option would cost \$10 Million. EAPC built Bottineau jail and provided basic information to the committee. Cost to transport Barnes County inmates is about \$1 Million per year. Need specifics of the project prior to making decisions. Request funding from the

state, research grants and alternative funding opportunities. The Development Corporation is willing to work with the County and look at details related to potential locations.

BROCKOPP BREWING: Wade Bruns moved to recognize a conflict of interest for Paige Bjornson regarding Brockopp Brewing. Mike Bishop seconded. Motion carried unanimously. Bobby Koeplin moved to approve up to \$6,000 in local Flex PACE funds. Mary Simonson seconded. Motion carried. Paige Bjornson abstained.

FOELL CHIROPRACTIC: Wade Bruns moved to recognize a conflict of interest for Paige Bjornson regarding Foell Chiropractic. Mike Bishop seconded. Motion carried unanimously. Mary Lee Nielson moved to approve up to \$20,000 as a Flex PACE loan. Mary Simonson seconded. Motion carried. Paige Bjornson abstained.

2019 LEGISLATIVE RECEPTION: Reception will be held in Bismarck on March 25th. Measure 1 does not impact this event at this time; focus on partnerships. Wade Bruns moved to approve up to \$2,000 of Roundtable Funds. Mike Bishop seconded. Motion carried unanimously.

WORKFORCE DEVELOPMENT: Welding: Malach is reaching out to 3 individuals from the first class. John Deere is not hiring at this time. The second class began on January 7th with 9 registered; 6 of those are non-students. If we do not see participants hired locally, we may need to adjust our plan. Soft skills: waiting for draft curriculum from VCSU. Soft skills and introduction to computers would be open enrollment classes. EKG Classes: received some information from Preventice. Ask potential VCSU instructors to take the EKG test and then work on the curriculum. The goal is to have an EKG Class in March. Recruiting: Frustration with timely follow-up of candidates who are applying. Workforce Showcase during Winter Show will not happen. Can we incentivize follow-up?

NOTE: Bill Carlblom left at 7:45 am

Focus on what is making progress, build on successes and the others will follow. Need some home runs.

DIRECTOR'S REPORT: Economic Development Success-Publication has 4 pages depicting successes in Valley City. These are delivered to legislators, Governor's Office, media, etc. Wednesday, January 16th-University House budget hearing. Plan to attend. Message should include expanding our partnership between workforce and the University. See additional notes on Director's Report.

There being no further business, President JoAnn Hooper adjourned the meeting.

Respectfully Submitted

Jennifer Feist
Director of Development