

**Valley City-Barnes County Development Corporation Board Meeting**

**Monday, August 12, 2019**

**6:45 a.m., Regional Technology Center, 415 Winter Show Road (Training Lab)**

**PRESENT:** Josh Kasowski, Paige Bjornson, George Gaukler, Bill Carlblom, Bobby Koeplin, Luke Trapp, Wade Bruns, Mary Simonson, Mike Bishop and Jennifer Feist

**ABSENT:** JoAnn Hooper, Mary Lee Nielson, Matt Pedersen, Dave Carlsrud, John Froelich, Dean Kinney and Alicia Hoffarth (excused)

**EX-OFFICIO:** David Beierle, John Deere and Paul Diegel, Six D Construction

President Josh Kasowski called the meeting to order at 6:45 a.m.

**AGENDA:** 6(a) add the Development Corporation to serve as a pass through for the County for Valley City Radiator and Recycling; up to \$20,000 from the General Fund. Valley City Development Corporation meeting – discuss item 4 only; this is not the annual meeting.

**MINUTES:** Mary Simonson moved to approve the July 15<sup>th</sup> minutes as submitted. Luke Trapp seconded. Motion carried unanimously.

**FINANCIAL STATEMENTS:** August financial statement will show \$33,333 which is Flex PACE repayment for Pizza Ranch. Mike Bishop moved to approve the financial statements as presented. Bill Carlblom seconded. Motion carried unanimously.

**EXECUTIVE SESSION:** 6:55 a.m. Mary Simonson moved to go into Executive Session. Paige Bjornson seconded. Motion carried unanimously.

**CLOSE EXECUTIVE SESSION:** 7:15 a.m. Mike Bishop moved to close the Executive Session. Bobby Koeplin seconded. Motion carried unanimously.

**LAW ENFORCEMENT & CORRECTIONAL CENTER:** Out of five architecture firms interviewed, the selection was narrowed to two with Kline McCarthy selected and approved by the County Commission. Need a jail; potentially add the law enforcement center if it's affordable. The City currently pays 33% of the operating cost to Barnes County. City budget is to remain the same with a zero mill increase for 2020. Will start working on design and bidding next week. Financing and researching programs are in progress.

**VALLEY RECYCLING:** Pass through for Recycling Center of \$20,000 from the General Fund. George Gaukler moved to approve the Development Corporation acting as a pass through for County funding of \$20,000 for the recycling center paid from General Fund. Mary Simonson seconded. Motion carried unanimously.

**MARIA MARIA:** Mary Simonson moved to recognize a conflict of interest for George Gaukler and Paige Bjornson. Luke Trapp seconded. Motion carried unanimously. Mike Bishop moved to approve up to \$16,000 Flex PACE loan for the building purchase, which is the Maria Maria restaurant location. Bill Carlblom seconded. Motion carried. George Gaukler and Paige Bjornson abstained.

**NW INDUSTRIAL PARK BUILDING IMPROVEMENTS:** Problems started with sanitary sewer freezing up, which was repaired and then needed to repair concrete due to water seepage. Roof repairs and overhead and walk-in doors also need repairs. Adjust the concrete cost from \$4,500 to \$5,300 and RJ's initial price of \$3,250 to \$3,500 and \$2,700 contingent on financing options. Have KLJ review and determine what we want to do. Maintain a sump pump despite problems with freezing. Determining the direction the water should drain is important. Could use cash flow from the building and may be able to increase rent for Product Acquisition and Integration Services. George Gaukler moved to authorize the expenditure of \$30,000 for building repairs funded by cash flow and unrestricted funds. Wade Bruns seconded. Motion carried unanimously.

**TECHNOLOGY PROPOSALS:** Will send a general response to both parties interested in opportunities here.

**DIRECTOR'S REPORT: Workforce Plan.** Consolidated our workforce development into one document and included financial information. During our meeting with the County and educators, we were asked for our plan. We intend to send an approved plan to the County Commission as documentation that supports our request for four mills. Also share with the City Commission. More information is needed so the County Commission feels confident in the use of County approved funds and the additional mills. Specific requests would need to be submitted and approved. Examples include: STEM degree for the science teacher in Litchville; site inspection for accredited American Welding Society; and Salesforce program through VCSU which has just been approved. Included \$100,000 in the 2020 four mill budget request and presentation to County. Numbers will not move much from the 2.5 mills we have received previously without a plan. Salesforce training program will cost \$100,000 with \$250,000 for training. Welding classes would receive \$50,000. Moving employment numbers. Potential to add 200-250 more employees to the existing employment base; numbers are realistic. Invested \$7,500-\$10,000 historically. If we invest \$5,000 per person for training and relocation for 250 employees, it would cost \$1,250,000. Rearrange the layout of the information. Hard to get people to move here for \$14, \$15, or even \$16 per hour; \$15 is not enough; we need to rethink how much money we invest for wages paid. No extra money will be spent without specific requests and approvals. Welding classes have been good but we need to be sure we are benefitting the businesses we would like to help. Clarify use of funds: \$1.25 million over/above the \$250,000, \$50,000 and \$100,000 already approved for training, Salesforce and welding. The document supports the request for four mills, which will be sent to the County immediately. Bobby Koeplin moved to approve the Workforce Plan as presented with changes suggested. Wade Bruns seconded. Motion carried unanimously.

**MAIN STREET PROGRAM:** Reached out to Nome, Wimbledon, Valley City and will contact Litchville and other Barnes County Communities. A key question is who would inspect the buildings?

There being no further business, President Josh Kasowski adjourned the meeting.

Respectfully Submitted

Jennifer Feist  
Director of Development