

**Valley City-Barnes County Development Corporation Board Meeting**  
**Monday, September 9, 2019**  
**6:45 a.m., Regional Technology Center, 415 Winter Show Road (Training Lab)**

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

**EX-OFFICIO:** Chad Petersen, KLJ and Dr. Alan LaFave, VCSU

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

**AGENDA:** No changes

**MINUTES:** Mary Simonson moved to approve the August 12<sup>th</sup> minutes. Luke Trapp seconded. Motion carried unanimously.

**FINANCIAL STATEMENTS:** See summary report. Paige Bjornson moved to approve the financial statements as presented. Mary Simonson seconded. Motion carried unanimously.

**EXECUTIVE SESSION:** 6:50 a.m. Mike Bishop moved to go into Executive Session. Matt Pedersen seconded. Motion carried unanimously.

**CLOSE EXECUTIVE SESSION:** 7:30 a.m. JoAnn Hooper moved to close the Executive Session. Mary Simonson seconded. Motion carried unanimously.

**LAW ENFORCEMENT/CORRECTION CENTER:** Conference call with architect today to discuss site layout options. They would like to do soil borings.

**TC LAND PARTNERSHIP LLP:** Mary Simonson moved to approve a Flex PACE loan of up to \$33,333 for project. Paige Bjornson seconded. Motion carried unanimously.

**EAGLE CREEK:** Discussed rent reduction of \$12/sq.ft. Could we offer \$13/sq.ft. plus CAM? An extension is pending, so could we provide the discount at any time? No guarantee we would see an increase in square footage of the lease. George Gaukler moved to negotiate rental price down to \$13 per square foot plus CAM. Plus PACE adjustment which could be 50-75 cents per square foot for Tech II lease. JoAnn Hooper seconded. Motion carried unanimously.

**DIRECTOR'S REPORT:** Park Lane Homes-Litchville looks great. Using balance of funds approved (\$10,000) to buy down additional loan of \$50,000. Train ND-Meeting on September 13<sup>th</sup> at 11:00 am. May request a financial contribution. Litchville School will be submitting request for a STEM teacher education. See information on recruiting and retention.

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

Respectfully Submitted

Jennifer Feist  
Director of Development