

**Valley City-Barnes County Development Corporation Board Meeting**  
**Monday, September 14, 2020**  
**6:45 a.m., Regional Technology Center, 415 Winter Show Road (Training Lab)**

**PRESENT:** Josh Kasowski, Mary Lee Nielson, Paige Bjornson, Bobby Koeplin, Dave Carlsrud, George Gaukler, Luke Trapp, Mary Simonson, Matt Pedersen, Mike Bishop, Wade Bruns, Jennifer Feist and Alicia Hoffarth

**ABSENT:** Bill Carlblom, Dean Kinney, JoAnn Hooper and John Froelich

**EX-OFFICIO:** Chad Petersen, KLJ and Paul Diegel, Six D Construction

**Guests:** Various guests attended related to the I-94 RDC land and jail project.

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

**AGENDA:** Move Item 6 to the beginning and add marketing funds. Add candidate forum to Item 8.

**MINUTES:** Mary Simonson moved to approve the August 10<sup>th</sup> minutes. Luke Trapp seconded. Motion carried unanimously.

**I-94 REGIONAL DEVELOPMENT CORRIDOR:** Language to be included in the warranty deed is the ability of re-entry and receive the land back if the project does not move forward as specified in the memo. The Development Corporation is transferring the land with no exchange of funds. The Barnes County States Attorney feels there is nothing at this time to stop the project. George Gaukler moved to approve language as presented using dates based on legal consultation. Mary Simonson seconded. Audience Questions: Do we have a ground lease-no, we are not a party to any of the financing. Why is the land being transferred at no cost? There is a strong partnership with the City, County and Development Corporation. We are supported financially by the County, and the County has provided funds to offset the costs related to the National Guard land and infrastructure. Can the County build on the land without permission? The Corporation gave permission in a former motion. What is the value of the land and is there a paper trail of the investments on the land? Yes, the value is based on investments; currently, \$125,000/acre for fully developed land. Land investment is well documented in our year-end financial statements that are available at our office or the City and County offices. Permission to go forward with building by motion vs ground lease? The Corporation provided the acres; the County makes the decision to proceed. Why is the Corporation allowing the County to build on its property without a say in what is being built? The land is being transferred based on trust between the organizations. We are not a party to the jail construction or financing. On December 9, 2019 the motion was made to provide 3.11 acres to the County for the construction of the Correctional Center contingent on financing being in place and the project moving forward. Call for the question. Motion carried unanimously.

Cass County Electric requested an easement on our land on the northeast side; see map. The easement is needed due to land slide that is threatening their line. The line would be on the northeast side within an existing utility easement already shown on the plat (2 feet off the property line). Dick Gulmon moved to approve easement request. Mary Lee Nielson seconded. Motion carried unanimously.

Marketing-nothing at this time.

**EXECUTIVE SESSION:** 7:00 a.m. Bill Carlblom moved to go into Executive Session. Mary Simonson seconded. Motion carried unanimously.

**CLOSE EXECUTIVE SESSION:** 7:15 a.m. Matt Pedersen moved to close the Executive Session. Mary Simonson seconded. Motion carried unanimously.

**FINANCIAL STATEMENTS:** See Summary Report. Tech II Loan-Principal balance just under \$1 Million. Will provide a progress report of Bush Prize projects funded. Bobby Koeplin moved to approve the financial statements as presented. Mike Bishop seconded. Motion carried unanimously.

**TRA LEASING, INC.:** Bobby Koeplin moved to recognize a conflict of interest for Josh Kasowski. Mike Bishop seconded. Motion carried unanimously. Dick Gulmon moved to approve a Flex PACE loan up to \$26,500 to TRA Leasing to purchase trailers. Matt Pedersen seconded. Can trailers be converted for other uses if anhydrous is not needed? Yes, but expensive to do so. Motion carried. Ayes: Dave Carlsrud, George Gaukler, Luke Trapp, Mary Lee Nielson, Mary Simonson, Matt Pedersen, Mike Bishop, Paige Bjornson and Wade Bruns. Naye: Bobby Koeplin. Josh Kasowski abstained.

**MOVIE THEATER:** Thanks to George Gaukler for his contributions to the community. He is looking at succession planning that includes the movie theater equipment. See memo recap of the movie theater and Development Corporation involvement. The Corporation holds 1% ownership of the equipment. Have not had a conversation with the current theater owners. Transfer equipment to the Corporation, no cash exchanged, then split the funds between the Corporation and George Gaukler. Lower rent so it is more affordable and keep the theater open. Was the theater profitable? Expect they were barely breaking even prior to COVID. Is there staff time to manage? If the theater does not reopen or closes again, what happens to the equipment? How will we handle replacement in the future? Bobby Koeplin moved to accept ownership (99%) of the equipment with 75%/25% income as laid out. Mary Lee Nielson seconded. Anticipate large outlays needed for replacement. Lease includes maintenance and repair. Other improvements need to be made such as chairs and cleaning. Meet with both Casey Stoudt and Cory Keim regarding future plans and improvements. Will negotiate lease cost; expect to be around \$1,000. Motion and second withdrawn. Table the request for now. Project ties into marketing the community so would fit under Roundtable funding. Increase the uses of the space. The tie to Jamestown is critical. Establish committee: Bobby Koeplin and Mary Simonson.

**DIRECTOR'S REPORT:** BC Commission: Meeting September 15<sup>th</sup> regarding educational enhancement program and funding rural projects. Candidate Forum: Greg Vanney is the key Chamber Board member who has helped with the candidate forum; however, he is retiring and not available. Do we want to be the host of a candidate forum? Does not fit our mission, we do take the lead for the legislative social in Bismarck and participate in forums but it is not our place to host. If we take it on, we will not get rid of it. NW Industrial Park: Meeting with J & S Marketing Wednesday, September 16<sup>th</sup> to discuss future plans and growth. Lease expired and has been extended to October 31, 2020. Preventice: Hired additional people and opened multiple new jobs. Trinity has been promoting multiple ads for the positions.

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

Respectfully Submitted

Jennifer Feist  
Director of Development