

Valley City-Barnes County Development Corporation Board Meeting

Monday, November 8, 2021

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

PRESENT: Josh Kasowski, Mary Lee Nielson, Paige Bjornson, George Gaukler, Bill Carlblom, Bobby Koepplin, Mary Simonson, Dean Kinney, Mike Bishop, Dick Gulmon, Matt Pedersen, Paul Diegel, Jennifer Feist and Trinity Nelson

ABSENT: Luke Trapp, Wade Bruns and Pete Paulson

EX-OFFICIO: Chad Petersen, KLJ

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

AGENDA: Add ND Development Fund. Add Preventice to Executive Session.

MINUTES: Minutes should reflect up to \$15,000 instead of \$10,000 for RTC upgrades. Bobby Koepplin moved to approve up to \$15,000 for RTC upgrades. Mary Simonson seconded. Motion carried unanimously. Dick Gulmon moved to approve the October 11th minutes (as changed). Mike Bishop seconded. Motion carried unanimously.

FINANCIAL STATEMENTS: Unrestricted funds reduced by Flex PACE and Summer Nights on Central. Tech II-cash balance of \$26,000; Cash incentive of \$2,500/person moving to Valley City is restricted. Distributed \$53,000 so far. I-94 RDC-operating cash of \$1,500. Will present 2021-2022 budgets at the December meeting, to include an advance on the LOC. Mary Simonson moved to approve the financial statements as presented. Paige Bjornson seconded. Motion carried unanimously.

EXECUTIVE SESSION: 6:49 am Mary Simonson moved to go into Executive Session. Bill Carlblom seconded. Motion carried unanimously.

CLOSE EXECUTIVE SESSION: 7:18 am Matt Pedersen moved to close the Executive Session. Mary Simonson seconded. Motion carried unanimously.

STEARNS ENTERPRISES – JOHN STEARNS: Paige Bjornson moved to recognize a conflict of interest for Josh Kasowski. Matt Pedersen seconded. Motion carried unanimously. Bobby Koepplin moved to approve Flex PACE loan of up to \$33,333. Mary Simonson seconded. Motion carried. Josh Kasowski abstained.

LAWN NOW, LLC – JAMES JENSEN: Mike Bishop moved to approve Flex PACE request of up to \$20,000. Matt Pedersen seconded. Motion carried unanimously.

VC BOWLING CENTER – TAMMY & BOB DRAKE: Tabled-recommendation to apply for a Food & Beverage grant.

VC EAGLES CLUB: The request is for \$10,000 to assist with purchase and installation of a new fire alarm system. Building fund \$10,000; \$5,000 in donations. May qualify for Food & Beverage. Will still need support even if Food & Beverage funds are approved. The Eagles is the convention center for the County and supports a lot of events and organizations within the community. Should the bigger picture and upcoming projects be discussed to get an idea of potential upcoming projects? The fire alarm system is a public safety concern. We should show that we support the organization and what they do for the community. Bobby Koepplin moved to approve \$10,000 from Roundtable funds. George Gaukler seconded. Motion carried unanimously.

MONTANA DAKOTA UTILITIES: Held meeting with MDU. They are a for profit business. Natural gas is the most economical way to heat a home (understanding rates can and do change).

NOTE: Bill Carlblom left at 7:30 am.

Need to put more time and research into this issue. Will negatively impact housing development in VC as prices have increased, etc. Need to push on all fronts, especially since \$150 Million of public funds will go towards

construction of a natural gas pipeline from western to eastern ND. Suggested the Legislature approve a “last mile fund” for natural gas extensions. Reach out to the Public Service Commission, Rural Development and others.

ELECTION OF OFFICERS: Mary Lee Nielson moved to nominate Matt Pedersen as President-Elect. Mary Simonson second. Mary Simonson moved to cast a unanimous vote. Mary Lee Nielson seconded. Motion carried unanimously. Mike Bishop moved to approve President (Mary Lee Nielson), President-Elect (Matt Pedersen), Past President (Josh Kasowski), and Secretary-Treasurer (Jennifer Feist) as signatories for the Valley City-Barnes County Development Corporation and Valley City Development Corporation. Mary Simonson seconded. Motion carried unanimously.

NW INDUSTRIAL PARK: Land to the west of Drug Plastics & Glass could be drained without going into the storm sewer. The east side would need drainage improvements; one option could cost as much as \$400,000 for the 4-acre site. KLJ will provide a general write-up along with the drainage report. George Gaukler moved to sell land for \$25,000 per acre for the 4-acre site between Drug Plastics & Glass and our building and submit a recommendation to the City for their approval. Paul Diegel seconded. Motion carried unanimously.

DIRECTOR’S REPORT: City 2023 Project-Assist: Jennifer will be working with the City to gain support prior to applying for a grant. Facilitating public meetings. Hoping to hold public meeting between now and the end of December. DOT likes to hear of community support with grant applications.

NOTE: Mary Simonson, Paige Bjornson, and Matt Pedersen left at 8:05 am.

Utilities: Need to secure an estimate of utilities for other acreage in the NW Industrial Park, discuss with the City and determine a cost per acre.

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

Respectfully Submitted

Jennifer Feist
Director of Development