

Valley City-Barnes County Development Corporation Board Meeting
Monday, March 21, 2022
6:45 a.m., Regional Technology Center, 415 Winter Show Road (Training Lab)

PRESENT: Mary Lee Nielson, Matt Pedersen, Bobby Koeplin, Mike Bishop, Josh Kasowski, George Gaukler, Wade Bruns, Bill Carlblom, Luke Trapp, Dean Kinney, Pete Paulson, Mary Simonson, Paige Bjornson, Jennifer Feist and Trinity Nelson

ABSENT: Dick Gulmon and Paul Diegel

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

President Mary Lee Nielson called the meeting to order at 6:45 a.m.

AGENDA: No changes.

MINUTES: Bill Carlblom moved to approve the February 14th minutes with an amendment that Bobby Koeplin abstained from the vote regarding updates to the Tech II UPS system. Mary Simonson seconded. Motion carried unanimously.

FINANCIAL STATEMENTS: Class 200-Projects: Seeing early payoffs of Flex PACE loans. Expect to see \$250,000 in collections per year for the next two years. Class 800-Tech II: FCCU loan balance of \$886,000 for the building. Cash balance of \$73,000 and \$79,000 for employee relocation allowance. Matt Pedersen moved to approve the financial statements as presented. Mike Bishop seconded. Motion carried unanimously.

EXECUTIVE SESSION: 6:48 am Josh Kasowski moved to go into Executive Session. Mary Simonson seconded. Motion carried unanimously.

CLOSE EXECUTIVE SESSION: 7:57 am Bill Carlblom moved to close the Executive Session. Mike Bishop seconded. Motion carried unanimously.

RETENTION AND EXPANSION PROJECT: Wade Bruns moved to approach RHRA Architects and Bruce Hoyt, Valley Realty for cost estimates (in phases) to retrofit space in the RTC building to fit company needs. Bill Carlblom seconded. Motion carried unanimously.

NOTE: Josh Kasowski left at 8:00 am and not voting on subsequent motions.

TRAINING/EKG AND CNA/REQUEST FOR FUNDS: Valley City State University is working with Dakota College of Bottineau to negotiate contract terms to hire someone and move forward with EKG courses and Allied Health studies. Bobby Koeplin moved to approve City/County funds of \$50,000 for year 1 and \$50,000 for year 2 and to have Dakota College of Bottineau fund a portion of an instructor's salary for the EKG program. Wade Bruns seconded. Would the ND Department of Commerce have funds that could serve as a match to establish this program? Motion carried unanimously.

TECH II LIGHTS: Bobby Koeplin provided a proposal to convert to LED lights in Tech II. Cost (\$12,500) would be covered by existing cashflow. Wade Bruns moved to declare a conflict of interest for Bobby Koeplin. Mike Bishop seconded. Motion carried unanimously. Mary Simonson moved to approve the plan for LED light upgrades in Tech II. Wade Bruns seconded. Motion carried. Bobby Koeplin abstained.

DIRECTOR'S REPORT: Sales Tax Renewal Press Release: Will issue this week. George Gaukler moved to pursue extension of sales tax. Mary Simonson seconded. Motion carried unanimously. CTE Grant/Career Academy: Sheyenne Valley Area Career & Technology Center was awarded \$3.12M. Efforts made by the SVACTC Advisory Committee including Derrick Bopp, Jennifer Feist and Josh Johnson made it possible. Josh Johnson serves on the State CTE Board and was instrumental in securing full funding for Devils Lake, Wahpeton and Jamestown. Housing: Provided financial information including household income, housing cost, and debt service that families could afford. Average Barnes County household income is \$60,000; \$80,000 is needed based on housing

costs. ROI Analysis: Should receive analysis this week from Eide Bailly. Bush Prize Funds: We are comfortable with progress of projects. Grocery Store: there are two years remaining on the lease; building is needed by Leever, working to move equipment and other items out. Will continue to pursue an additional grocery store.

There being no further business, President Mary Lee Nielson adjourned the meeting.

Respectfully Submitted

Jennifer Feist
Director of Development