

**WALSH COUNTY JOB DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING**

Meeting Held at Park River City Office and via Zoom  
July 7<sup>th</sup>, 2022 – 6:00 p.m.

DIRECTORS PRESENT: Julie Gemmill, Ernie Barta, Diana Hahn, Lawrence Burianek, Terri Gorder, Mary Dvorak, Lucas Kelley, Greg Young, and Jeff Moen.

DIRECTORS ABSENT: Kyle Halvorson, Matt Beneda, Wanda Lee, and Jeane Flaten.

OTHERS PRESENT: Nick Ziegelmann & Matt Marshall (Grafton Housing Project).

**ADMINISTRATIVE DETAILS**

CALL TO ORDER: Gemmill called the Board of Directors meeting to order at 6:00 p.m.

MINUTES: Minutes from the April 19<sup>th</sup>, 2022 meeting were presented for approval. Burianek made a motion to approve the minutes. Hahn seconded the motion. Motion carried.

ADDITIONS TO THE AGENDA: No additions.

BILLS: Expenses incurred since the last meeting were presented for approval. Dvorak made a motion to approve the bills. Hahn seconded the motion, and it unanimously carried. Expenses and deposits from April 12<sup>th</sup>, 2022 through July 7<sup>th</sup>, 2022 are attached.

**REQUESTS FOR FUNDS**

REGIONAL WORKFORCE TALENT ATTRACTION INNOVATIVE: French presented a request from the Region 4 RWIP (Regional Workforce Impact Program) for a regional workforce talent attraction marketing program. The program would work with Nelson, Pembina, and Walsh Counties to create a regional marketing effort to have a greater reach.

The ask is \$21,000 from the 3 counties for a total of \$63,000, which is the 25% match required for the RWIP grant for an overall budget of \$250,000. Motioned by Dvorak to approve the \$21,000 grant. Seconded by Gorder. Upon roll call vote, motion carried unanimously.

WALSH COUNTY CHILDCARE CENTER: French presented a second request from the Region 4 RWIP (Regional Workforce Impact Program) for a childcare center to be located in Grafton. There would be a nonprofit that would own the building (currently the MTI Building located on Hill Ave) and a private childcare provider would rent the facility. This would allow the building to remain for childcare even if the private business closes. The ask in the RWIP grant is for \$430,000, the 25% match required is \$107,500.

The ask is for a grant of \$50,000 to help with the match of this project. Motioned by Barta to approve the \$50,000 grant. Seconded by Hahn. Upon roll call vote, motion carried unanimously.

**NEW BUSINESS**

GRAFTON HOUSING PROJECT: Moved to new business to allow the guests to present. Matt Marshall, economic developer for Minnkota Power, along with Nick Ziegelmann, Grafton City Administrator, presented the Grafton Housing Project. The project includes two buildings that would contain about 30-40 units each with a publicly owned space in between. The first floor will be parking and the next 3 floors will be apartments (1, 2, and 3-bedroom units). The units will be at market rate, not income based. The public space in the middle can host events and is about the size of the hockey rink, there is also a public parking lot on the west side.

Lewis & Clark Development and the Rural Coop are partners in this project and the hope is that JDA will also be a lending partner. With projects like this there is typically an appraisal gap that needs to be addressed with subdebt, there is also a 1:1 match from the Rural Coop up to \$400,000 so the hope is to get enough financing to get up to that match between the WC JDA and the Lewis & Clark Development Center.

Timeline for the project is to start a Tax Increment Financing (TIF) District with involves Grafton City, Grafton School District, and Walsh County to allow this project to continue. The hope is to do some foundational work this fall and have construction start spring of 2023.

Currently, no ask but wanted to inform the board about this project, will return with a formal loan request at a later date.

**OLD BUSINESS**

RAD COOP: Lockers were installed in Fordville and Park River, Lankin declined to have the lockers in their city. Waiting on IT to finish the online shopping website before being able to go live.

VIBRANCY GRANT UPDATE: Hydrants were painted, project turned out great.

EASTSIDE DINER UPDATE: Moved out of their location in Grafton and started a food truck. Wanted a two-month delay on payments. Concern about not collecting payment was discussed.

WALSH COUNTY CAREER BUILDERS: All funding was approved and the program is going live and accepting applications from businesses.

**NEW BUSINESS**

MID-YEAR REPORT: French gave a mid-year update on what JDA has done this year. In summary, 4 loans were given (both direct and Flex PACE) to a total of \$56,948.48, 5 grants were given/received thanks in part to the JDA (1 given, \$70,100 received in grants), \$250,000 has been allocated to different projects in the region, \$80,000 was contributed to Walsh County Career Builders from WC JDA, City of Grafton, and the City of Park River, and various community projects completed, including a fire hydrant design contest,

painting the boy scout cabin, Grafton Beautification Day, and Destination Red River with Roger Brooks. Currently working on a \$1.71 million grant for Region 4.

**POLITICAL DEBATE:** Two Open Forum events will occur on Sept 14<sup>th</sup> and Sept 21<sup>st</sup> from 6 – 8 pm at the Grafton Performing Arts Center. September 14<sup>th</sup> is the Legislator Forum, with District 19 going from 6-7pm and District 20 from 7-8 pm. This date might be changed depending on availability. On September 21<sup>st</sup> will be the County Commissioners Open Forum. Questions will be gathered from the public beforehand and filtered to make sure we get quality questions, not just complaints.

**ANNOUNCEMENTS/COMMENTS:** None

**ADJOURNMENT:** Dvorak made a motion to adjourn. The meeting adjourned at 8:28 p.m.

Reported by,

Signed,

Angelle French  
Director

Julie Gemmill  
Chair