

WALSH COUNTY JOB DEVELOPMENT AUTHORITY

MEETING MINUTES

Park River Community Room, Park River City Hall
December 13, 2023, at 6:00 p.m.

CALL TO ORDER

The meeting was called to order by Chair Julie Gemmill, December 13, 2023, at 6:07 p.m. in the Park River Community Room, Park River City Hall.

ROLL CALL

Members Present: Julie Gemmill, Greg Young, Karen Anderson, Terri Gorder, Lucas Kelley, Jeff Moen and Amy Suda.

Members Absent: Julie Byron, Jeane Flaten, Kyle Halvorson, and Wanda Lee.

Others Present: Jared and Christine Ohma, Ohma Electric; Stacie Sevigny, Walsh County JDA Executive Director and Lori Estad, Red River Regional Council.

MINUTES

Minutes from the November 15, 2023, meeting were emailed to the board prior to the meeting. Anderson and Young approved minutes as distributed; motion carried.

FINANCIALS

Estad reviewed the financials as presented. LaCantina in Grafton is closed, and the owner has filed bankruptcy. The WCJDA has a Bank of North Dakota Flex PACE Interest Buydown loan on the business in the amount of \$6,457.26.

OLD BUSINESS

Dr. Dusek/Lifetime Dental Flex PACE Project

In December 2022 the WCJDA approved the community share to buy down the interest with a Bank of North Dakota Flex PACE Interest Buydown. The community share was initially \$50,000 but the loan had not been closed yet. Sevigny contacted the Park River Economic Development Corporation (EDC) and Grafton EDC to share the cost of approximately \$34,000. Both EDC's approved the cost share amount of approximately \$11,461.

WCJDA Bylaws

Sevigny reviewed the updated Bylaws. She cleaned up language and added areas according to the century code. An Executive Committee will consist of the Chairperson, Vice Chairperson, Secretary/Treasurer (non-voting) and one other member.

Byron technically lives outside of Walsh County and is unable to serve a voting member. She is willing to stay on as a non-voting member until at least the end of her current term.

Moen approved the Bylaws as presented seconded by Kelley; motion carried.

Young approved Byron to stay on the board as a non-voting member through the end of her term, seconded by Suda; motion carried.

Childcare Center – Grafton

A design meeting for plans for the building was held with Icon Architects. The project scope is more expensive than expected. Phase 1 should be complete by Christmas.

A grant for providers is available for \$100,000 which Amber plans to apply for. If awarded the funds will go towards the new childcare facility. Sevigny will help write the grant.

The Grafton EDC met and are willing to continue and/or support the project.

NEW BUSINESSOhma Electric Request

Jared and Christine Ohma of Ohma Electric, requested \$10,098 loan of the community share of a Bank of North Dakota Flex PACE Interest Buydown for the purchase of equipment, building and materials. The business has been operating since 2017. The project will create efficiencies within the business, which is a high demand service in Walsh County and surrounding areas. The purchasing of the building and lots next to the building has increased the tax base for the City of Edinburg and Walsh County. The sponsoring bank is Citizens State Bank.

Suda moved to approve the local match for the community share for the Bank of North Dakota Flex PACE Interest Buydown, seconded by Anderson; motion carried.

Walsh County Career Builders

Sevigny explained the program which helps paydown student debt for high demand jobs. The bank account is using the WCJDA EIN number but had different signers than the WCJDA general account. The WCJDA needs to approve the signers on the current account.

Anderson moved to approve Don Hutson and Sevigny as signers on the current account and Estad as a non-signer, seconded by Young; motion carried.

Accept Snow Removal Bid for 817/819 Hill Ave Building

Sevigny sent out a proposal for bids to five businesses with four of them submitting bids.

Young moved to approve a snow removal bid for 817/819 Hill Ave from Custom 365, seconded by Houdek; motion carried.

Board of Directors Vacancy

Recommendations for the Board of Directors vacancies are Dennis Markusen for the township officer position and Evan Koenig as the cities under 500 representative.

Suda moved to approve Markusen and Koenig as presented, seconded by Gorder; motion carried.

The recommendation will be presented to the Walsh County Commissioners at their January meeting for approval and appointment.

ANNOUNCEMENTS/COMMENTS

RWIP 2.0 application has been submitted requesting \$1.535 million to Region 4 to support workforce solutions.

A videographer will be completing a 12-hour video shoot for Real. Good. in Walsh County.

The regional housing study held its first advisory committee meeting. Kelley will be serving on the committee and provided an update.

Sevigny has been updating the WCJDA Website.

Sevigny and Byron will work on guidelines for BND Flex PACE Interest Buydown loans.

Next meeting to be held on Wednesday, January 17, 2024, at 6 pm.

ADJOURNMENT: Young made a motion to adjourn. The meeting was adjourned at 7:36 p.m.

Reported by,

Signed,



Lori Estad
RRRC, Office Manager

Julie Gemmill
Chair