

**WALSH COUNTY JOB DEVELOPMENT AUTHORITY  
MEETING MINUTES**

Park River Community Room, Park River City Hall  
August 7, 2024, at 6:00 p.m.

**CALL TO ORDER**

The meeting was called to order by Chair Julie Gemmill, August 7, 2024, at 6:00 p.m. in the Park River Community Room, Park River City Hall.

**ROLL CALL**

Members Present: Julie Gemmill, Greg Young, Jeane Flaten, Kyle Halvorson, Mary Houdek, Dennis Markusen, Jeff Moen, and Amy Suda.

Non-Voting Member Present: Julie Byron

Members Absent: Karen Anderson, Evan Koenig, Terri Gorder and Lucas Kelley.

Others Present: Jim Dusek, First United Bank; Ryan Puppe, Nash Grain; Stacie Sevigny, Walsh County JDA Executive Director and Lori Estad, Red River Regional Council.

**NEW BUSINESS**

Nath Grain and Trading Co.

Ryan Puppe with Nash Grain is requesting approximately \$11,422 for a Bank of North Dakota Flex PACE Interest Buydown loan. The funds would be used to increase their grain storage capacity and receiving legs to increase their efficiency in handling grain. Project includes construction of seven Superior Grain bins and supporting equipment of five cross augers, one incline auger to feed cross augers and additional storage and augers to increase unloading efficiency and capacity. Nash Grain is a farmer owned cooperative in Walsh County that provides grain elevator services along with fertilizer sales and services and fuel sales.

Suda approved the WCJDA sponsorship of the community share of the BND Flex PACE loan of approximately \$11,422, to be paid back at the end of BND five-year loan, at 3% interest over two years, seconded by Houdek; motion carried.

**ADMINISTRATIVE DETAILS**

Minutes

Minutes from the June 5, 2024, meeting were emailed to the board prior to the meeting. Young and Flaten approved minutes as mailed; motion carried.

Financials

Sevigny reviewed the financials as presented. A childcare account has been opened at Bremer Bank to manage funds better between the Talent Attraction and Childcare projects. Irvine's are making monthly payments via auto deposit. Sevigny has attempted to contact the owner of Eastside and has not been able too. She has sent certified letters with no response and no response to emails. This was a direct loan and has a balance of \$5,160.

Suda approved the financials as presented, seconded by Halvorson; motion carried.

**OLD BUSINESS**Walsh County Childcare Update

The city of Grafton approved a \$300,000 no interest line of credit to help with the cost overruns. Asbestos has been found in the building and the roof has a leak. The Insulation Place has fixed the leak and bid packets have been sent to asbestos contractors.

The project may be eligible for a state energy efficiency grant. The Grafton Community Foundation grant will be applied to for a \$20,000 grant and the provider applied for a \$60,000 grant through ND Department of Health and Human Services, which has been approved and received.

Fund raising could be a possibly to help cover cost overruns which the CHDO has agreed to accept the donation.

Contractors have started working in between jobs without disturbing the asbestos.

Executive Committee meeting minutes are in the meeting packet for review.

Flex PACE Community Share Update

Sevigny is visiting with city councils that collect sales tax: Hoople, Grafton, Minto, Park River and Edinburg; as well as couple other cities that do not. She stated that the cities will be asked to participate in the community share of the Bank of North Dakota loans if in their community.

Regional Housing Study

The regional housing study is complete and will be rolled out in the region soon.

**NEW BUSINESS**Impact Report

Sevigny reviewed the 2023 Impact Report and is going around to share with city councils. The report is to help others understand what the JDA does.

Possible WCJDA Name Change

Within these city conversations and the county budget meeting, Sevigny stated that is has been revealed that many people don't understand what the JDA means or its mission. She contacted the States Attorney's office and there is nothing in the Century Code stating that the name has to be JDA. When the JDA was formed the main purpose was to create jobs but now the role has evolved. The JDA name can be misleading. The development of a rebranding will be able to show the purpose of the JDA. The WC Extension office can help with the vision and mission planning. This will be a good experience and will be helpful to board members. The meeting will be held separately from the regular meeting.

**ANNOUNCEMENTS/COMMENTS**Real. Good. NE North Dakota Update

Sevigny provided a handout for an update on RWIP 2.0. The RRRRC has hired Kristi Kasprick to Implement RWIP 2.0. Funds are needed to implement the Destination plan and to hire someone.

Directors Update

This is in the meeting packet for the board to review.

Amended 2024 and 2025 Preliminary Budget

Sevigny reviewed the revised 2024 budget and the draft preliminary 2025 budget. The 2025 preliminary budget was revised to show that 4 mills are needed for the JDA to do their work. The JDA needs funds to provide to businesses when they approach them for funding.

2024 Expiring Terms/Nominating Committee

A nominating committee will be appointed by Gemmill. Expiring terms are Anderson, Moen and Koenig. Moen is not renewing his term.

Next meeting to be held on Wednesday, October 23, 2024, at 9 AM at North Valley. A tour of the facility will be held. A tentative date for the December meeting is December 18 to be held at the Childcare Center, if completed.

**ADJOURNMENT:** Moen made a motion to adjourn. The meeting was adjourned at 7:55 p.m.

Reported by,

Signed,

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Lori Estad  
RRRC, Office Manager

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Julie Gemmill  
Chair