

Minutes of Meeting
Trail County Economic Development Commission
August 16, 2018
7 p.m. Trail County EDC Office – Hillsboro, N.D.

Board of Directors Present: Ben Hershey, Gary Nysveen, Rick Halvorson, Alana Gerszewski, Paul Geray, Greg Krieger, Roxanne Phipps, Jami Hovet and Scott Hovde. Also present: Melissa Beach – Executive Director, Jim Murphy – Incoming Executive Director, Alyssa Short – Project Coordinator, Cole Short – Hillsboro Banner and Jim Johnson – Trail County Tribune.

The meeting was called to order at 7:04 p.m. by Chairman Hershey.

Additions to Agenda

Chairman Hershey and the board members made their introductions to Murphy.

Secretary’s Report

Krieger moved to accept the July 19, 2018 Hiring Task Force meeting minutes, seconded by Halvorson. Motion carried.

Hovet moved to accept the July 19, 2018 board meeting minutes, seconded by Phipps. Motion carried.

Treasurer’s Report

Nysveen moved to accept the July 19, 2018 treasurer’s report, seconded by Gerszewski. Motion carried.

Halvorson moved to approve payment of checks as submitted. Geray seconded. Motion carried.

Executive Director’s Report

Beach presented the monthly executive director’s report, noting that she has spoken with some of TCEDC’s current active clients about the upcoming transition to a new executive director.

She has continued work with an existing Mayville client, including submission of a 501c3 application, and with an existing Hillsboro client on future business plans. She also has been working with a Hillsboro business on the New Jobs Training program offered through Job Service. There is a state tax reimbursement offered as part of this program, and if the reimbursement ran through TUG, the group could collect 3 percent of that for administrative duties and helping to track information.

Beach helped submit a Renaissance Zone application on behalf of a Hillsboro client and has continued to work on the multi-family housing project in Hillsboro. She noted the learning curve involved with this project, which should help make future projects more efficient. She noted that the City of West Fargo might be a good future resource as the developer noted West Fargo’s process is very streamlined. Beach also revisited plans for housing expansion options in Hillsboro and Hatton.



TUG is working with Hillsboro EDC to unveil a new website for the City of Hillsboro, and TUG also will help administer a \$2,000 AARP grant awarded to the Buxton Park Board.

Among other networking project, Beach has been contributing to a white paper compiled by the EDND Board of Directors, which compares North Dakota's incentive programs to that of neighboring states and shows the lack of competitiveness with some of the programs. She noted that as Murphy transitions into his new role, a key area of impact might be more marketing of the county to help increase the labor force for area companies.

Hovde arrived at 7:28 p.m.

FlexPACE – Elm River Properties

The bank loan for Elm River Properties fell through, so no action will be taken. The previous motion for the Flex PACE loan is considered dead.

Housing Update

Homes priced at more than \$200,000 between Fargo and Grand Forks aren't selling well right now, and both Hillsboro and Portland have more inventory on the market than usual – and Traill County overall has more homes with acreage than the market typically sees. Beach noted this could be a sign of the seller's market turning to a buyer's market. The good news is that appraisal prices still are high.

Jim Murphy Hiring Update

Hershey explained the hiring process, noting that of the initial list of candidates, some were offered phone interviews and two had in-person interviews. The Hiring Task Force used a ranking system and offered the position to Murphy.

Hershey also extended a thank-you and farewell to Beach for her years of service to TCEDC and said he's excited about the direction in which Beach has steered the commission. Hershey presented Beach with an engraved clock from the board as an additional thank-you.

Community Updates

- Nysveen – One lot on Loyal Avenue in Hillsboro has been vacant for a few decades, but both a contractor and a neighbor recently expressed interest in building a house and a garage, respectively. The city commission accepted the offer from the contractor to build a house on the lot. The airport project is seeing cost overruns, which hopefully will be covered by state or federal funds. A possible butcher shop and greenhouse might be coming to Hillsboro.
- Hovet – Aug. 15 was the first day on campus for Mayville State faculty. The new president gave the State of the University address, focusing on three specific goals: collaborative agreements and partnerships, programs and growth, and funding from new revenue streams. Move-in day is coming up and the campus is at housing capacity for the first time in five years. The university is exploring options for more housing. Classes start the following week and the turf project and new scoreboard are under way.
- Halvorson – A few homes are being torn down in Galesburg, and the elevator is planning a building on one of the lots.
- Gerszewski – The MayPort Market and Make it at the Market both are doing very well, and the number of farmer's market vendors continues to grow. The Riverwood development had a

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successful summer with 10 new builds, and the possibility of new lots opening up for sale. Gail's Fluttery By Quilt Shop is open on Main.

- Geray – Prairieview houses continue to be constructed. School starts the following week.
- Krieger – The county is having a lot of dust issues and crops are hurting, especially corn. Krieger was able to participate in a dinosaur dig south of Bismarck and it got him thinking about potential tourism opportunities in Traill County, such as the old beachscapes from Lake Agassiz.
- Phipps – Hatton's school construction continues, although Phipps still has no window. The siding is going up on the new Heggy's building and a house is being built. School starts the following week and it looks like enrollment will be up a bit.
- Hovde – MayPort Farmers Co-op has a new elevator manager. He's from LaMoure and is looking to relocate to the area.
- Hershey – Buxton has two homes for sale, one with acreage. School starts the following week. AARP awarded a \$2,000 grant to the Buxton Park Board for the installation of playground equipment, and the assemblers were tentatively planning to do the assembly work the following week. The equipment is designed for kids ages 5 to 12; the park board would like to eventually install equipment geared toward younger kids, as well. The fencing at the ball field needs to be replaced.

Meeting adjourned at 8:09 p.m.

Officer (printed name & office) Signature Date

Recording Secretary (printed name) Signature Date