

Minutes of Meeting
Traill County Economic Development Commission
March 21, 2019
7 p.m. TCEDC Conference Room – Hillsboro, N.D.

Board of Directors present: Ben Hershey, Scott Hovde, Greg Krieger, Rick Halvorson, Jami Hovet, Paul Geray and Gary Nysveen. Also present: Jim Murphy – Executive Director, Alyssa Short – Project Coordinator, Cole Short – Hillsboro Banner, Bryce Haugen – Traill County Tribune, Ben Albaugh – Hillsboro Body Shop, Nicole Evans – Sundae Brew and Dennis Evans – Sundae Brew.

The meeting was called to order at 7:09 p.m. by Chairman Hershey.

Additions to Agenda

None.

Secretary's Report

Krieger moved to accept the Feb. 21, 2019 meeting minutes, seconded by Halvorson. Motion carried.

Treasurer's Report

Halvorson moved to accept the February 2019 treasurer's report, seconded by Geray. Motion carried.

It was noted by A. Short that the last Newman Outdoor Signs and Discovery Benefits checks are being issued this month.

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

Executive Director's Report

Murphy described a meeting with SBA and Veterans Business Outreach Center (VBOC) regarding opportunities to help recruit transitioning military personnel to Traill County to work or open businesses. He also was involved in several conversations regarding the Shopko closure – although Shopko recently announced the closures of all its stores in the Upper Midwest.

Murphy met with owners of land on the west side of I-29 about offering up that land for sale. Geray recommended Murphy reach out to Tom Bryl, as well, about the possibility of I-29 frontage available north of the cemetery. Murphy met with Rob Jordahl and several local businesspeople about the status of the Jordahl multi-family housing project, and will have more info for the board at next months' meeting. He also has been talking with a client about establishing a shipping/receiving station along the railroad spurs in Hillsboro and Buxton.



Murphy met with a client interested in acquiring land for a value-added ag facility near Buxton, which sounds promising, and attending the autonomous bus forum in Hillsboro. Murphy and Hershey wrote a letter of support for the project based on its proposed job creation and economic impact.

Murphy spoke with the Newman Outdoor Signs sales rep to confirm that TCEDC's contract was complete and also traveled to Hatton to present TCEDC's annual report to the Hatton EDC. While there he also discussed grant opportunities for Hatton's parks project and sent information regarding children's programming grant opportunities.

Murphy met with Midco's Senior Director of Government Relations, who suggested that entities in Trail County apply for grants twice a year. He also met with a youth in the community who had concerns and ideas for recreational opportunities for young people. He met with a Dekalb/Asgrow rep regarding grant opportunities for an MPCG greenhouse, and compiled information for Galesburg regarding park cleanup and beautification opportunities.

Albaugh arrived at 7:23 p.m.

Hillsboro Body Shop Flex Pace Loan

Albaugh gave a brief description of the Hillsboro Body Shop loan request and expansion. He already has 1 FTE lined up to start with the expansion is complete and hopes to add more in the future. The expansion will allow Hillsboro Body Shop to service and wash trucks. They currently have a good working relationship with Transystems, having serviced approximately 60 of its trucks last year. The expansion will enable them to work more safely and efficiently, and pull in more business.

Albaugh left the meeting at 7:42 p.m. Nicole and Dennis Evans entered the meeting at 7:43 p.m.

Evans Flex Pace Loan

Nicole Evans presented her plan for Sundae Brew, an ice cream, coffee and dessert shop on Hillsboro's Main Street. She'd also like to offer cooking classes for kids and create a rentable community space for parties and events. She plans to create several positions and fill the positions primarily with high school-aged help.

The Evanses left the meeting at 8:07 p.m.

Executive Session

Krieger moved to suspend the regular meeting and convene in executive session to discuss the loan applications, due to the personal financial information being discussed; seconded by Halvorson. Motion carried. The executive session began at 8:09 p.m.

At 8:46 p.m. the regular meeting convened.

Hovde moved to approve a loan of \$11,052 to Hillsboro Body Shop for its Flex Pace loan, with a rate of 6 percent interest and a 12-month repayment schedule to commence after the five-year

repayment to BND. Krieger seconded. Hershey requested a roll call vote: Hovde – yes, Krieger – yes, Halvorson – yes, Hovet – yes, Geray – yes, Nysveen – yes. Motion carried.

Murphy will inform Albaugh of the approval. A. Short inquired about adding wording to the loan documents about when the offer expires; Hovde recommended the offer be good for 90 days. He also noted that exact amounts are contingent on BND approval.

Regarding Sundae Brew’s request for a \$14,795 loan, Hovde moved to table the request until TCEDC receives BND clarification on the total loan amount, duration and when TCEDC’s repayment would begin. Hovet seconded. Motion carried.

Hershey said he hoped the board would receive clarification within 12 to 24 hours, at which point the board likely will move forward with an email vote that would require both a motion and a second, as well as a roll call vote. The press will be included on the email communications.

Natural Gas Update

Dakota Natural Gas recently reached out to TCEDC to say they’re continuing work on feasibility studies.

Community Pulse Survey

The board is still working on this.

Bankers and Builders Update

Murphy is working on getting attendees confirmed. Hershey encouraged TCEDC board members to attend if possible.

Housing Update

Murphy said he’s been helping to get a better handle on what’s involved with the current status of the project and how to solve problems. Geray said it’s important to stress the importance of the project to Hillsboro’s city leaders. Murphy said a local contractor who owns a handful of rental homes in Hillsboro and Mayville said he currently has a waiting list of 30 people for his properties.

Executive Director Review

Hershey will contact the executive committee to conduct Murphy’s review.

Annual Report Presentation

Murphy asked board members to review the report at their leisure.

Community updates

Hovde – No update.

Krieger – Townships have been holding their annual meetings. Roads are really sloppy. Tax equalization meetings are coming up.

Halvorson – No update – just waiting for the snow to melt.

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Hovet – Mayville State hired a new football coach and is actively recruiting football players. The university still is studying what it would take to switch some of its boilers to natural gas. Mayville State also has closely been monitoring legislative bills and the session is nearing its close.

Geray – The autonomous bus project has the potential for job creation and an influx of money to the local economy. House Bill 1066 (Operation Prairie Dog) was signed by the governor and it's pretty clear where Hillsboro city leaders what their Prairie Dog funds to go. A Main Street property will go to auction at the end of April. The HBA pancake breakfast is April 13 and HBA also is working on a business directory.

Nysveen – The Hillsboro Café recently shifted its hours and changed its menu.

Hershey – The district's fire meeting recently was held in Buxton and the Sportsmen's Club met. The group might approach TCEDC or TUG regarding grants for the gun range. A new manager started at Farmers Union Oil in Buxton and the community fun day is set for June 29.

Meeting adjourned at 9:14 p.m.

Officer (printed name & office)	Signature	Date
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Recording Secretary (printed name)	Signature	Date
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