

Minutes of Meeting
Trail County Economic Development Commission
April 18, 2019
7 p.m. Mayville State University Heritage Room – Mayville, N.D.

Board of Directors present: Ben Hershey, Jami Hovet, Roxanne Phipps, Paul Geray, Scott Hovde, David Johnson, Gary Nysveen, Tom Eblen, Greg Krieger and Rick Halvorson. Also present: Jim Murphy – Executive Director, Alyssa Short – Project Coordinator, Cole Short – Hillsboro Banner and Bryce Haugen – Traill County Tribune.

The meeting was called to order at 7:01 p.m. by Chairman Hershey.

Additions to Agenda

None.

Secretary's Report

Halvorson moved to accept the March 21, 2019 meeting minutes, seconded by Hovde. Motion carried.

Treasurer's Report

Hovet moved to accept the March 2019 treasurer's report, seconded by Nysveen. Motion carried.

It was noted by A. Short that the Partners in Marketing grant is a reimbursement grant, so TCEDC will need to pay AE2S and be reimbursed after June 30.

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

Nysveen had a question about where the telecomm tax amount comes from in the county tax collections.

Executive Director's Report

Murphy said he's been continuing to work on possible restructuring of the Sundae Brew Flex PACE loan request and also spoke with a Hatton business interested in seeking financial assistance for an expansion.

He also spoke with local landowners about options for selling land north of Hillsboro for possible commercial development, and met with Rob Jordahl and Hillsboro officials regarding the holdup of the Jordahl Custom Homes project in Hillsboro. He had discussions with the MayPort EDC and a bank regarding Flex PACE assistance for a Mayville business and researched possible development grants for Hatton Community Club housing.

Murphy spoke with Buxton representatives about USDA rural development grants, toured Heggy's new facility in Hatton to discuss commercial rental space and had ongoing



discussions with an existing agricultural company looking at a possible APUC grant for expansion. The TCEDC office also wrote an American Crystal Community Roots grant request for the Portland Fire Department, helped the Hillsboro Business Association with its business directory and renewed contact with a Mayville Park Board member concerned the natural trail progress.

Murphy also mentioned that he's working on adding some video conferencing equipment to the TCEDC board room and has been presenting the TCEDC annual report at various city councils.

Natural Gas Update

No recent updates, but the project is still ongoing. Nysveen said he'd been in touch with the Mayville State physical plant director and MSU is still involved in talks with Dakota Natural Gas.

Builders and Bankers Recap

Murphy recapped the Builders and Bankers social and thanked Nysveen for all his help. There were 28 attendees from Hillsboro, Hatton, Mayville, Portland, Cummings and Buxton, as well as from Fargo. Overall, it seemed like the social was a success, and amounted to approximately 20 hours of work for Murphy and A. Short, with expenses coming in around \$375.

Murphy said TCEDC probably will make this an annual event, but hopes to highlight new or different programs. Hovde suggested TCEDC look at ways with incorporating more builders in the future.

Housing Update

Jordahl Custom Homes hired Compass Business Consulting to help represent their interests with the City of Hillsboro. The Hillsboro City Commission recently approved two blocks of sewer and services. The project west of I-29 also is progressing. In Mayville, the EDC is looking at Phase 2 of Riverwood is in the planning stages.

Partners in Marketing "Come Home to Trail" campaign update

AE2S has started shooting video. Murphy has a meeting set up with AE2S on Friday. AE2S has made the process extremely painless for TCEDC staff.

Sundae Brew/Evans Flex PACE Loan Request

Hershey gave a quick refresher on the Sundae Brew Flex PACE request, which was submitted at the TCEDC March meeting and was deferred due to the 10-year timeline before repayment. Murphy spoke with BND and found out that TCEDC actually can pay its community portion in annual installments rather than one lump sum, with a small administrative fee. However, repayment still wouldn't commence for 10 years.

From talks with the lead lender, it sounded like a five-year loan wasn't an option because of the SBA program being used. Hovde had several follow-up questions and Murphy said he'd schedule a conference call with Hovde and the lead lender to discuss.

Trail County EDC – April 18, 2019 Meeting Minutes

Board members had several questions, such as whether TCEDC has full flexibility over its own loan terms, whether the 10-year repayment issue impacts the board's opinion of the loan and whether the lack of a decision is holding up the project. Hovde said he has issues with a 10-year commitment for a new business using taxpayer money. He said he likes the business plan but not the 10-year commitment.

Geray moved to approve a 10-year buydown loan using the current requirements with loan repayment due within 12 months. Eblen seconded. After a spirited discussion on parliamentary procedure, Hershey requested a roll call vote: Hovet – no, Phipps – no, Geray – yes, Hovde – no, Johnson – no, Eblen – yes, Halvorson – no, Krieger – yes. Nysveen abstained. Motion did not carry.

Nysveen asked whether it would help if another entity helped defray TCEDC's portion of the community buydown. Members said it wasn't the amount of the loan, but the 10-year waiting period that was the sticking point.

Hovde requested that the meeting with Murphy and the lead lender take place, and Hershey said if there are changes to the request, the vote may need to be made via email.

Hovet moved to continue forward with the loan approval if terms are limited to five years for TCEDC, with TCEDC paying its portion in installments, and contingent on discussions with the lead lender. Krieger seconded. Hershey requested a roll call vote: Hovet – yes, Phipps – yes, Geray – yes, Hovde – yes, Johnson – yes, Eblen – yes, Halvorson – yes, Krieger – yes. Nysveen abstained. Motion carried.

Executive Director Review

Hershey said that the Executive Committee met prior to the full board meeting to conduct Murphy's six-month review. Hershey noted that Murphy received a satisfactory review from the committee, and Hershey would follow up with A. Short on salary adjustments.

Community Pulse Survey Work Session

Johnson moved to table the Community Pulse survey work session until the May meeting. Board members asked additional questions about the survey to clarify the objective and methodology. Hovde seconded. Motion carried.

Social Media for Business Seminar

Murphy would like to hold a social media training seminar for local businesspeople, with Mayville State reps doing some of the training. Seminar would be held on campus, likely in the Luckasen room.

Community updates

Krieger – Township roads are drying out and tax equalization meetings have been or are being held. Townships will receive an additional \$5,000 for road repairs.

Halvorson – The Galesburg Community Foundation is seeking applicants for grant awards.

Traill County EDC – April 18, 2019 Meeting Minutes

Eblen – The state of the roads and bridges in the county will be relatively unknown until the water levels go down.

Nysveen – The City of Hillsboro is discussing options for a new indoor pool. A Renaissance Zone meeting was held Tuesday night. Most attendees knew about the program but the process has been streamlined.

Johnson – It's looking like a few more houses will be built in Mayville's Riverwood Addition. College will be finishing up soon for summer. Summerfest is scheduled June 21-23.

Hovde – Richard Strand bought PLG trailers land and is cleaning it up. He also bought Strand Ready Mix and is looking to hire people.

Geray – The Hillsboro Business Association held its customer appreciation pancake breakfast and completed its business directory. Hillsboro Days is coming up in June. The city received a grant for a community orchard.

Phipps – Hatton's school construction is still coming along. The city is putting together a volunteer board to look at how to assess the street project.

Hovet – Mayville State's spring play is scheduled for April 25, and tables du jour is April 27. Commencement is set for May 11. There are just a couple weeks left in the legislative session.

Hershey – Still no homes for sale in Buxton. Family fun day is set for June 29, with a 5K in the morning, car show and parade. The Girl Scouts also are doing some fundraising activities for a trip to Minneapolis. Big Top Fireworks near Cummings had a roof collapse. The City Council is hoping to complete a few big projects, starting with tiling the city and phase two being the repaving, rehab and restructuring of the city streets. They'd like to start the tiling but aren't sure of funding. They're doing a similar tax assessment group to Hatton, and Hershey is included in the group.

Meeting adjourned at 8:41 p.m.

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