

**Minutes of Meeting**  
**Trail County Economic Development Commission**  
**May 16, 2019 – 7:00 p.m.**  
**Trail County EDC Conference Room – Hillsboro, N.D.**

**Present:** Board members: Ben Hershey, Rick Halvorson, Paul Geray, Les Amb, Tom Eblen, Roxanne Phipps, Scott Hovde and Greg Krieger. Also present: Jim Murphy – Executive Director, Alyssa Short – Project Coordinator 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**

Eblen moved to accept the April 18, 2019 meeting minutes, seconded by Halvorson. Motion carried.

Krieger moved to accept the May 2019 email meeting minutes, seconded by Hovde. Motion carried.

**Treasurer’s Report**

Phipps moved to accept the April 2019 treasurer’s report, seconded by Geray. Motion carried.

Short mentioned that the Visa bill was higher than usual this month due to the purchase of the teleconferencing equipment for the TCEDC conference room.

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

**Executive Director’s Report**

Murphy explained the “Featured Employer” ad campaign that TCEDC is working on to increase awareness of both the need for workers in Traill County and the Careers area of the TCEDC website. He also met with a local small business owner who would like to enhance employment incentives to find workers, and talked with a bank about a possible Flex PACE loan for a Mayville/Portland-area client.

Murphy noted the special MayPort EDC meeting he attended in which the group talked about future housing development plans with Moore Engineering and said the plans include building out housing around a planned park area. He toured potential apartments that could be created as part of a Main Street rehab in Hillsboro and has been involved in quite a few meetings as he and Short have been involved in as they work on a few APUC grant applications – one for an existing Hillsboro and one for an expanding entity in Buxton. Murphy also recently met with a Mayville business owner regarding acquisition/expansion and the ensuing workforce issues,



and has been working with Hatton EDC on collaborating on a Flex PACE loan request for a Hatton business.

The TCEDC office has been involved in conversations regarding the for-sale status of a Buxton business and met with Hillsboro clients regarding the possible expansion of a regional business looking for a shipping/receiving station and proximity to I-29 and the railroad. Murphy gave an update on the Partners in Marketing grant work and also displayed a preview of some of the footage being shot by AE2S. He also noted that TCEDC attended the recent Trails County open house.

Murphy has been working with the Great Plains Food Bank/Ending Hunger 2.0 Consolidation as they use Trails County as a case study for rural counties, and has been in touch with the Reynolds Park Board regarding grant opportunities. He also submitted the 2020 preliminary budget, continued presenting the annual report to various city councils and is setting up a lunch and learn seminary in June.

#### **Natural Gas Update**

No update, but leaving on the agenda so we continue to touch base on it.

#### **Housing Update – Jordahl, Riverwood, Hatton & Muller**

Jordahl is still in progress and Riverwood is planning for its next expansion. Hatton is looking at adding nine lots in two phases, and the Muller development is still a ways out. The TCEDC office has been fielding a lot of housing-related calls lately, mostly looking for upgraded rental housing options.

#### **Partners in Marketing “Come Home to Trails” campaign update**

Murphy explained the recent progress during his Executive Director’s report.

#### **Heggy’s Business Assistance**

Heggy’s, currently located in Finley, is finalizing a large commercial building in Hatton. Hatton EDC requested a loan from TCEDC for 50 percent of the local match required for the Flex PACE interest buydown. Both Hatton EDC and TCEDC had talked to Heggy’s but the request was too high for either entity on its own so a shared cost was suggested. Heggy’s has a strong business presence in the area with its auto body collision and repair, the Blue Line and several rental properties in Mayville. The owner has one, possibly two commercial rental spaces spoken for in the new Hatton building.

The total interest buydown as it stands now is \$23,817, and we would be loaning 50 percent of that to Hatton EDC using the same payment terms they’re offering to Heggy’s.

Geray moved to approve a loan with a 5-year term and an amount of up to \$12,500 but not to exceed half of BND’s finalized request amount, and with TCEDC’s payments to be made annually. TCEDC will match Hatton EDC’s terms and repayment terms. Krieger seconded the motion. Motion carried.

### **Lunch & Learn Business Seminar June 5**

Murphy explained the Lunch & Learn seminar planned for June 5. Geray suggested a later seminar focus on tips and tricks for finding employees.

### **Video Conferencing**

Murphy demonstrated TCEDC's new conference room equipment, which will come in handy for video conferencing. He also mentioned the room and equipment would be available to other county departments as needed.

### **Community Pulse Survey Work Session (as time allows)**

Time did not allow.

### **Community updates**

Halvorson – A new day care is opening in Clifford, which is just what the Clifford-Galesburg area needs. Not sure where it's at yet but the former Trall Rural Water District building in Clifford could be a potential location.

Krieger – Several areas in Trall qualified for FEMA flooding assistance, so farmers are getting their applications in.

Geray – HBA is working on Hillsboro Days plans. Graduation is next weekend, and baseball and softball regionals are starting soon. Kiwanis doled out their annual book awards and Dollars for Scholars awarded \$80,000 in scholarships. The City of Hillsboro is still working on the orchard and the pool has been put on the back burner. No word on the autonomous bus grant. Hershey asked about the recent fire in Hillsboro and said it could have been a lot worse. Only three firefighters from Hillsboro could make it to the scene so they called in help from Buxton, Mayville and Grandin.

Amb – The Portland area – specifically the woods outside of town – recently was home to a tick-infested, shoeless fugitive. On the county side, it's budget time. There's also a lot of graveling to be done.

Eblen – Not much to report. Hershey noted he saw that the wildlife management area was in the papers recently. Eblen noted the approval for that had been in place for some time.

Phipps – Hatton is looking at housing lots, and the street project, and how they can save some time and money by multijacking. The school project is coming along and Roxanne gets moved to a new office next week.

Hovde – Nothing to report.

Hershey – The Barn & Grill in Buxton is for sale for \$600,000. It's still in operation in the meantime. There still are no homes for sale in town. The city doesn't have enough kids for a Little League team this summer so they're trying to organize an evening baseball camp to keep interest levels up. Cleanup Day was last week and it may have been the city's last roll-off dumpster day. The city is pretty waterlogged.

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Meeting adjourned at 8:08 p.m.

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