

Minutes of Meeting
Trail County Economic Development Commission
July 18, 2019 – 7:00 p.m.
Naastad Brothers – Hatton, N.D.

The meeting was preceded by a 6:30 p.m. visit to Heggy's Collision & Glass in Hatton.

Present: Board members: Ben Hershey, Gary Nysveen, Rick Halvorson, Paul Geray, Tom Eblen, Roxanne Phipps, Scott Hovde, Jami Hovet. Also present: Jim Murphy – Executive Director, Alyssa Short – Project Coordinator, Cole Short – Hillsboro Banner and Bryce Haugen – Trail County Tribune.

The meeting was called to order at 7:37 p.m. by Chairman Hershey.

Additions to Agenda

Designation of North Dakota Fire and Tornado Fund agent

Secretary's Report

Eblen moved to accept the June 20, 2019 meeting minutes, seconded by Halvorson. Motion carried.

Treasurer's Report

It was noted by A. Short that Maerten's Machine & Welding paid off their direct loan early. Eblen moved to accept the June 2019 treasurer's report, seconded by Phipps. Motion carried.

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

Hovet joined the meeting by phone at 7:56 p.m.

Executive Director's Report

Murphy said he recently toured several Trail County manufacturing facilities with Dave Lehman from the Department of Commerce. The TCEDC office has been in touch with a Fargo banker concerning a potential Flex PACE loan request for a Mayville processing center expansion, which Murphy said could be a larger request. He and A. Short also have met several times with a local business regarding expansion plans, financing and an APUC grant.

Murphy has been in touch with Dakota Natural Gas about their recent activities and timelines, and contacted various Portland-area officials about the availability of CDBG grants in Portland. He spoke with state officials regarding Brownfield funds to tear down dilapidated properties in Portland and Hillsboro. There are no funds available until at least 2020, and the properties have to be owned by a government entity. Murphy also continued meetings with various city officials regarding natural gas, and mentioned an upcoming meeting involving both American Crystal Sugar and Xcel Energy.



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He also said he's been in meetings with a potential manufacturing and service business interested in splitting and moving part of its business to Hillsboro. Murphy contacted the Rural Development Finance Corp. to inquire about the ability to share on some potential future Flex PACE loans; Hovde mentioned that the Griggs-Steele Empowerment Group also is willing to partner with Trails on projects because they're close to Steele.

TCEDC has finalized the Community Pulse survey and Murphy said he'd post that and start collecting responses. He attended the community pool forum and his office has been fielding several rental questions about the Hillsboro, Mayville and Hatton areas.

Trails United Group has been making updates to the Trails County website, administering the MayPort Market grant funds and is in the process of organizing its next Lunch & Learn, tentatively scheduled for Sept. 4.

Murphy also noted that he and A. Short met with MSU's President Van Horn about setting up a Trails County summit starting with the mayors and EDC presidents from Trails's larger communities; this is set for Aug. 21 in Mayville. He also attended an "animated" Hillsboro City Commission meeting and plans to present an APUC grant in Medora the following week regarding a new product for harvesting industrial hemp.

Natural Gas Update

Jim talked to Nikki Kupser with Dakota Natural Gas, and she was just commencing a three-day tour of Trails County businesses, trying to get closer to the end point of the evaluation phase. They're looking for signed contracts in October; they essentially need enough commitments for burn loan to justify the cost of the pipeline.

Housing Update – Jordahl, Riverwood, Hatton & Muller

Mayville's Riverwood Addition project is proceeding, and so is the new housing development in Hatton. The Muller development in Hillsboro apparently had some upcoming meetings set up. Jordahl project was dead in the water, but several people are working to revive it. There was a Hillsboro City Commission meeting Monday that was attended by several people, including Jac McTaggart, CEO of Sanford in Hillsboro and Mayville. Jordahl is an important piece to those employers because they need workers and workers need housing.

Sundae Brew

Nothing is moving on this, and TCEDC's offer is expiring the first week of August.

Survey Final

Murphy has the Community Pulse survey finalized and will send a preview Friday morning. He grudgingly agreed to adding new questions upon request.

Designation of North Dakota Fire and Tornado Fund agent

It was explained by A. Short that the N.D. Insurance Department is contracting out to the N.D. Insurance Reserve Fund to administer the Fire and Tornado Fund insurance (essentially

TCEDC's property coverage). They have requested that each entity designate a local agent for 2020-21.

Hovde moved to designate the same local agent as is named by the Trail County Commission each year, rather than revisiting the issue each year, seconded by Phipps. Motion carried.

Eblen said the county commission hadn't yet made this designation; A. Short said she'd be in touch with Trail County Auditor Glenda Haugen and send in the information to the state when it's available.

Signage Grants

Agenda item was tabled last month. Murphy reached out to the Clifford resident who had requested this but hasn't heard anything back. Item tabled until next month.

Lunch & Learn

Plans are getting solidified for this, but the location is still TBD. We'll continue to charge \$10 per person to cover the lunch fees.

Community updates

Nysveen – An upcoming meeting is scheduled Monday night with both the Hillsboro City Commission and the Hillsboro Economic Development Corp. to try to bring the groups closer together. The city's pool forum was very positive, although there are no real cost estimates known yet. The city has mentioned holding a second pool forum in August.

Halvorson – The new fertilizer plant is going up on the east end of Galesburg. The Galesburg Area Foundation is having its annual festival in August, including brats and burgers and a silent auction.

Geray – Monday's meeting between the Hillsboro City Commission and HEDC has been scheduled. There was a change of the guard in the recent election and there's no longer really a flow of information. Communication has dwindled since the new city council took over. It's not a good situation but they're trying to improve it. Monday's meeting will be a public meeting. City has been talking about the pool and an electric charging station. The new city commissioners are overwhelming the community with ideas, such as solar panels, pursuing other natural gas options, etc. It's concerning. From an economic development standpoint, these things are good. The EDC and community aren't against these things but they're being overwhelmed with pie-in-the-sky ideas. The city commissioners aren't afraid to tell you they have a lot of things in the works but the city's priorities don't match HEDC's, and there is a disconnect of what kind of housing is needed.

Eblen – Not much from the county side that affects TCEDC.

Phipps – Heard some good ideas at the Heggy's tour. School construction is coming along and they hope to be done in time by the start of school. The streets are being worked on; there's a different route home every day. The housing development is moving along.

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Hovet – Mayville State is halfway through the summer session with another record enrollment. They’re also looking at a potential fall enrollment record. Volleyball and football teams are reporting to campus soon.

Hovde – Mayville’s Shopko building has been sold to Finley Motors; not sure if they’re expanding or moving. The former GroundUp Ag building and property were sold to two separate local buyers at auction. The PLG property is being remodeled by Richard Strand. Strand Ready Mix is under new ownership and the trucks are rolling. The fleet has doubled in size. MayPort Farmers Co-op has a new dryer to replace one damaged in a fire. They’re significantly increasing their capacity on the east side of town. Summerfest went well. There was a shooting recently in Portland. There’s been a recent flurry of home sales.

Hershey – Buxton’s community day had a late start due to weather, but everything else went well. Central Valley Bean is finishing its tiling project to the north, which will help with drainage elsewhere. The City of Buxton is still exploring its two-phase drainage and roads project.

Meeting adjourned at 8:34 p.m.

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