

Minutes of Meeting
Trail County Economic Development Commission
January, 21 2021 – 7:00 p.m.
Zoom Video Conference Call

Present: Board members: Gary Nysveen, Scott Hovde, Sarah Lovas, Roxanne Phipps, Brian Van Horn, Cassie Braaten, David Knudsvig. Also attending: Jim Murphy – Executive Director, Alyssa Short – Project Coordinator, Terry Sando – Goose River Investments, LLC, Cole Short – Hillsboro Banner, Jim Johnson – Traill County Tribune.

The meeting was called to order at 7:02 p.m. by Chairman Nysveen.

Flex PACE loan request from Goose River Brewing

Sando gave an overview of the Goose River Brewing project and clarified that the interest buydown requests are for Goose River Investments, a partnership of Terry and Deb Sando, who also will be primary owners and operators for Goose River Brewery. Sando described the brewery and proposed taproom that is in the process of being built on brownfield land in downtown Hillsboro.

In response to questions from Murphy and the board, Sando said Phase 1 of the brewery likely will create 4-5 jobs, with Phase 2 being a full restaurant/sports bar in Hillsboro’s upcoming Riverwalk Addition. In total, approximately 12 jobs would be created across both phases. Goose River Brewing plants to distribute into western North Dakota and down to the Twin Cities, establishing dropoff along the way. They’re also looking at distributing with wholesales and creating some distribution centers.

Sando left the meeting at 7:18 p.m.

Secretary’s report

Hovde moved to accept the December 17, 2020 meeting minutes, seconded by Phipps. Motion carried.

Treasurer’s report/approve checks

Short said only a few beautification and child care reimbursement grants had yet to be paid out, and also noted some charges due to upcoming training registrations and updates to the office. Lovas moved to receive and file the treasurer’s report, seconded by Van Horn. Motion Carried.

Lovas moved to approve checks with one signer, seconded by Knudsvig. Motion carried.

Executive Director’s report

Murphy said the office has been assisting Dakota Natural Gas with finding an employee and pulling together some businesses information, and also assisted a Portland business with registration paperwork. They also spoke with a Hillsboro entrepreneur looking at a business expansion using the Renaissance Zone. Murphy checked in with Jordahl and would love to do an open house/ribbon-cutting when they’re ready. He also spoke with a Fargo-based investor interested in Hillsboro rental



properties. TCED met with Lake Agassiz Regional Council about two possible new businesses in the county and met with Goose River Bank regarding the Goose River Brewing Flex PACE loan request.

Murphy and Short are looking at starting a quarterly newsletter to send to the county business contact list to help explain to businesses what they do and how they can do it, as well as descriptions of applicable programs. This likely would be electronic to keep expenses low.

As PIOs, Murphy and Short have been helping with a lot of COVID work now that vaccines are coming in.

Murphy set a self-imposed deadline of June to have a version of the strategic plan ready for the board to review.

To-date tax collection/revenue report

The EOY tax collection report shows that the office received more than expected for 2020.

Bylaws and policy updates

Lovas suggested a change to Article II, Section 1, specifying that both the executive director and board chair have the authority to designate the time, place and date of board meetings.

Nysveen asked for review of Article IV, Section 2, which specifies the number of board members on the Executive Committee as having to be five. This is problematic when there are 10 board members because that's quorum. Lovas suggested this phrasing: "...Executive Committee, which shall consist of the Chairperson, Vice-Chairperson, Secretary/Treasurer and up to two (2) other members of the Board of Directors ..."

Phipps noted the Century Code title and chapter referenced in the bylaws is incorrect in Article I, Section 2.

Lovas moved to bring this back from the table and change the bylaws as stated, seconded by Phipps. Motion carried.

Lovas moved to approve the policy manual as amended, seconded by Hovde. Motion carried.

Short will send out the updated documents. Phipps said that it's a good idea to revisit these documents every few years.

New board members

TCEDC still is looking for a rep from the Clifford/Galesburg areas and the Trall County portion of Reynolds.

Murphy said former board member Jami Hovet contacted him and said she'd like to return to the board, which would bring the board to 11 members. Hovet previously served as the Mayville State rep before leaving the university to take a different job; she still lives in the Cummings area and the board currently has an empty at-large position.

Nysveen recommended that Hovet be added back to the board, and this doesn't require a vote. All discussion supported the addition of Hovet to the board. Murphy will contact Hovet and, if she agrees, set up a confirmation with the Trail County Commission.

Executive session

Lovas moved, due to confidential financial information, to move into an executive session, seconded by Phipps. Motion carried. At 7:45 p.m. the board members, Murphy and Short moved to a breakout room.

At 8:15 p.m. the group reconvened in the open meeting.

Flex PACE loan request from Goose River Brewing

Hovde recapped the executive session, explaining that the board received an interest buydown request from Goose River Brewing for two separate loans.

Hovde moved to 1.) Approve the request of up to \$20,000 to buy down the interest on the real estate and building note, which will be funded annually for a 5-year period to Bank of North Dakota and due within 12 months of completion of the funding period. The interest rate will be 4.25 percent, which would start to accrue upon the first payment to BND. 2.) Approve the second request of up to \$10,000 for the brewing system equipment; the second request will have the same terms as the first. Lovas seconded the motion. Motion carried.

Board committee assignments

Nysveen assigned the following committees for 2021:

Executive Committee:

- Gary Nysveen, Chair
- Scott Hovde
- Sarah Lovas
- Roxanne Phipps

Organization Development Committee:

- Kurt Elliott, Chair
- Brian Van Horn
- David Knudsvig
- Cassie Braaten

Business Assistance Committee:

- Scott Hovde, Chair
- Ben Hershey
- Gary Nysveen
- Sarah Lovas

Marketing Committee:

- Brian Van Horn, Chair
- Cassie Braaten
- Roxanne Phipps
- Ken Nesvig

Nominating Committee:

- Ben Hershey, Chair
- David Knudsvig

Letters to legislators

Murphy explained the letters in the packet, saying that our partners at Mayville State are looking for assistance from the state Legislature to assist with the \$1.6 million expense of its natural gas conversion. Van Horn said the conversion would pay for itself in fewer than 15 years, and without the conversion, MSU is facing \$985,000 in deferred maintenance. Murphy said he would reach out to District 20 legislators with additional information.

Marketing committee meeting

Jim proposed a date of Feb. 18 at 6 p.m. and will set up the Zoom call.

Community updates

Hovde – The fertilizer plant between Portland and Hatton is all enclosed and they're still working on it from the inside. The plant should be a benefit to western Traill agriculture.

Phipps – Hatton Prairie Village had its first round of vaccines on Jan. 4. Second dose is Jan. 25. About 50 percent of the staff took the vaccine and all but one resident did. They'll be testing again and are hoping for negative tests so they can open and have visitors next week. School is still in session with fewer students distance learning.

Knudsvig – There's not a lot of snow so townships are saving a lot of money. The fertilizer plant is looking at a February fill date so they should be up and running by spring. The Beehive reopened in Reynolds.

Lovas – Has noticed some of the beautification projects TCEDC funded, like the dentist and lumberyard in Hillsboro. Some beams are up around where the microbrewery is going to go. The day care expansion keeps going. Ed Olsen passed away, which is a big loss to the community.

Van Horn – Students are back in school at MSU and everything is going very well.

Braaten – A new building is going up on Main – rumored to possibly be a Viking Insurance building. The housing market is still good; there's not much on the market but people want to move to Mayville.

Hershey – Sent updates via email. As of Jan. 15, Buxton City Council appointed Travis Soderberg to serve as mayor after Gene Rosholt passed away. The city now needs to fill Travis' position.

Nysveen – Soholt Bakery celebrated its 103-year anniversary. HBA and HEDC Christmas Cash didn't lend as much money as in years past but still lent about \$100,000. The Hillsboro City Commission is going to start a facade grant for existing businesses; they've allocated \$20,000. HBA is planning a legislative forum for Feb. 21. Pat Muller has land for sale by Total Ag.

Meeting adjourned at 8:43 p.m.

Trail County EDC – January 21, 2021 Meeting Minutes

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