

Minutes of Meeting
Trail County Economic Development Commission
September 16, 2021 – 7:00 p.m.
LEP Room, Hillsboro, N.D., and Zoom conference call

Present: Gary Nysveen, Kurt Elliott, Ken Nesvig, Jami Hovet, Cassie Braaten, David Knudsvig, Roxanne Phipps and Ben Hershey. Also attending: Jim Murphy – TCEDC Executive Director, Alyssa Short – TCEDC Project Coordinator and Cole Short – Hillsboro Banner.

The meeting was called to order at 7:01 p.m. by Chairman Nysveen. Murphy reminded attendees that the meeting was being recorded.

Agenda additions

None.

Secretary's report

Elliott moved to accept the August 19, 2021 meeting minutes, seconded by Braaten. Motion carried.

Treasurer's report/approve checks

Short said Treasurer Scott Hovde completed the first \$10,000 transfer from the general fund to the reserve fund. She said the office also was waiting for the Goose River Brewing construction loan to be converted before the Flex PACE payment becomes due with BND. Nesvig moved to approve the treasurer's report, seconded by Knudsvig. Motion carried.

Short noted several expenses related to the recent ribbon-cutting event and some FEMA travel-related expenses, almost all of which are or have been reimbursed. Another mini-grant also was paid. This month's checks also include the annual web contract with Absolute Marketing, and a bill for Murphy's new laptop. Hovet moved to approve checks, seconded by Phipps. Motion carried.

Executive Director's report

Murphy said the office has starting an APUC grant for a Hillsboro client, and talked to the ag department and a Reynolds business about a possible expansion. They also are talking to a Mayville builder about an interest buydown and hopes to have that on the agenda for next month.

TCEDC is working with Jordahl Custom Homes on space in Mayville directly south of the Catholic church. Jordahl intends to purchase five lots and build five twinhomes similar to what they did in Hillsboro. The project would be about \$2.3 million in the ground. The purchase agreement was approved by the Mayville City Council Monday night and contingencies approved Wednesday. Jordahl needs power and then they can get foundations poured, so the new development should be going up this winter or spring. Murphy offered up a big shout-out to the Mayville City Council, Jordahl Custom Homes, Braaten and Gail Olstad, Mayville's city auditor.



Murphy said it was good to learn how these projects are handled in Mayville, and he's encouraging Xcel to get electrical infrastructure in there ASAP.

Murphy said several businesses are looking into this area, although a manufacturing business that wanted to be in Hatton settled on Valley City, instead; Valley City offered to build a building for the business, which would have added 9-10 jobs. Day care is becoming an issue again and TCEDC has some feelers out to companies in the region to see if they're interested in expanding to the Mayville, Portland and Hatton areas. A new proposed service business in Hillsboro is looking to get going by the end of the month; it would start with about nine new jobs.

Knudsvig and Kallie Naastad are working on putting together some info for new videos for AE2S. Murphy is writing a piece about the history of Traill County for a special publication by the Promoter and helped with the organization of Marketplace for Kids.

Murphy and Short were recognized by the North Dakota Emergency Managers Association for a service award for their PIO work. Main Street Summit scholarships are still available, and the EDND fall conference is Oct. 13-14.

Canceling Lunch & Learn events

Murphy said they tried to get the Lunch & Learn events going this fall but, given the current situation with COVID, it's bad optics for TCEDC to host what could be a super-spreader event.

Main Street Summit Scholarships still open

No concrete decision has been made yet on whether the summit will be in person.

Come Home to Traill update

TCEDC is getting new footage on housing developments to help advertise residential possibilities.

Riverwood, Riverwalk and Bernie's Addition updates

New rental housing is going up in Riverwood and only a few lots remain. Riverwalk progress continues. At least one lot has sold in Bernie's Addition. The construction of a house in Buxton is progressing, as well.

Annual report

The annual report that was presented is more of a benchmark; it's an abbreviated version so we have something to measure 2021 against.

Board member terms

Phipps moved to renew the terms of board members Ben Hershey and Scott Hovde, seconded by Knudsvig. Motion carried.

Child care updates

Murphy has offered to MPEDC to conduct a child care survey in Mayville-Portland, which needs more child care spots. Hovet suggested the former church building-turned-house in Cummings would have the space to be converted to a child care center.

Community updates

Knudsvig – No townships update; suggested tongue-in-cheek that someone should try to make a river near Buxton so that community also has a river-themed housing development.

Phipps – It's homecoming week at Hatton Eielson School. The American Legion is trying to figure out what to do after a fire. Due North GF Bakery is doing well and looking to do some other things.

Hovet – The Beehive in Reynolds has started serving lunch and there have been patrons back in the business again. Hovet's property was flagged for natural gas today.

Braaten – The Jordahl deal is good news. Hardware Hank's exterior is being renovated and looks very nice. Mayville State Farmers Bowl is this weekend and "Small Town, Big Deal" is in town.

Elliott – The pork butt feed is coming up in Galesburg. Having some water issues in Galesburg. County-wise, the Wells Fargo building is under discussion for purchase. The courthouse dome project is almost done. The commission is getting close on budgets and salaries, and is requiring anyone in the courthouse to wear a mask. The road and bridge discussions never end.

Nesvig – Sugar beet harvest was better than expected.

Nysveen – There are four candidates for an open spot on the Hillsboro City Commission.

Hershey – There's a new house going up in Buxton. Drainage went pretty good with the recent rain. NoKota Packers is pushing for seasonal help. Central Valley is doing a reality check event Nov. 17. Students will get a card with an occupation, salary, marital status, etc. Hershey is helping with the tech advisory board to help plan the event. Let Hershey or Knudsvig know if anyone wants to volunteer to help.

Hovet moved to adjourn the meeting, seconded by Knudsvig. Motion carried.

Meeting adjourned at 7:45 p.m.

Trail County EDC – September 16, 2021 Meeting Minutes

Officer (printed name & office) Signature Date

Recording Secretary (printed name) Signature Date