

Minutes of Meeting
Trail County Economic Development Commission
October 21, 2021 – 7:00 p.m.
TCEDC Conference Room, Hillsboro, N.D., and Zoom conference call

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

The meeting was called to order at 7:03 p.m. by Chairman Nysveen.

Agenda additions

- Degelman Industries expansion
- Governor’s Choice Project of the Year award

Secretary’s report

Hershey moved to accept the September 16, 2021 meeting minutes, seconded by Elliott. Motion carried.

Treasurer’s report/approve checks

Short said tax collections were tracking well for the year and the office shouldn’t have a shortfall. Lovas moved to approve the treasurer’s report, seconded by Hershey. Motion carried.

Short said several mini-grant payments had been issued and there were more printed checks than usual to sign this month because the office was encountering some issues with the online billpay. Hershey moved to approve checks, seconded by Lovas. Motion carried.

Executive Director’s report

Murphy said a business in Hatton is planning an expansion; the business isn’t even a year old but they’re looking to grow. Murphy also has put them in contact with the N.D. Trade Office in case they’re eventually ready to export, whether it’s out of country or even out of state.

Murphy also said child care is “such a nightmare right now” because while the market is OK right now, the county is “a few closures away from panic.” He’s hoping ARPA funds might help. He also noted that the Harvey city council budgeted \$155K in its city budget to subsidize day care as an idea of how some municipalities are getting involved.

In business news, the Central Valley principal contacted the office about providing information about Career Builders to students at the school, so Murphy and Short had a meeting scheduled with her. They also had a meeting set up with McGough Construction about helping with a possible business in Mayville. They’ve been assisting with infrastructure encouragement for the Jordahl housing project in Mayville, and Brock Brend Construction still is looking at a Flex PACE buydown for his downtown Mayville renovation project at some point. Murphy spoke



with Neil Breidenbach at the rural water district; they're talking about investing more in water service to the county. With gas and water availability, north of Highway 200 is a sweet spot for development. A Hillsboro veterinarian is planning to redo a downtown building. Murphy and Short met with LADG and Alliance Risk for some Build, Back, Better grant request help; TCEDC offered letters of support but will not administer the grant. Brudvik Law is still looking at possibly renting space. Murphy and Short attended Commerce Developer's Day, which generated a LOT of meetings with local businesses regarding new incentives. They also spoke with a Casselton developer with something she's working on and how TCEDC could help fit with that.

The Mayville library needs grant assistance on some structural fixes to the building. The office asked an architect in Buxton to contact the library administrator to help with project planning and grant assistance. Murphy and Short met with N.D. tourism about ideas for creating unique tourism opportunities in the counties (planes on sticks!). Pass along any ideas, please. Murphy continued to advocate for communities to join the Main Street Initiative to open additional grant opportunities. Traill County emergency services is planning another active threat exercise at Mayville State. Murphy and Short attended an EDND regional meeting in Langdon and toured the Nekoma site; there was also loads of annual audit-related fun.

Child care updates/plan/ARPA funds

Burgum's statewide ARPA funds designation plan included funds to help with child care, if approved by the Legislature; Murphy talked to the District 20 legislators to make sure they understand the necessity of help for child care.

Riverwood, Riverwalk and Bernie's Addition project updates

Crews started pouring asphalt in Riverwalk yesterday; they're laying the first two of three layers this fall and the third next spring. There's talk of some residential basements being dug this fall. Six lots have been sold, including one river lot. The multifamily townhome project is scheduled to start Nov. 1. Jordahl Custom Homes planned to close on the Mayville property Nov. 1, although they likely won't get the power in yet this fall. Not much movement on Bernie's; one lot was sold but the sale may have fallen through.

Marketing update

Murphy said the updated "Come Home to Traill" marketing plan is a go but the office is waiting on info from Dave Knudsvig in Buxton and Reynolds, and Kallie Naastad in Hatton.

Primary sector training grants

Murphy said the first year grant period for the primary sector training grants is ending and asked to recharge the available pool to \$5,000? Hershey made a motion to add \$2,000 to the pool to refill it to \$5,000, seconded by Lovas. Motion carried

Approval of 2022 budget

Murphy said the 2022 budget passed with flying colors.

Transfer of \$10,000 to reserve fund

Short requested the second transfer. No motion needed because this is in the approved budget; she will contact Scott Hovde to make the transfer, with Lovas as a backup if Hovde isn't available.

Degelman Industries expansion

Murphy said the office is “more excited than a 2-pound chicken laying a 3-pound egg” about the recently announced expansion, which will adding 26,000 square of production space to the facility's existing 27,000 square feet of production space. They're hoping to start with the buildout this spring. Thirty jobs will be added to start, building up to 50. Murphy and Short have been helping with incentives on both the state and local levels.

Governor's Choice Project of the Year award

TCEDC won the Governor's Choice Project of the Year award for rural communities for the natural gas project. Short noted that Murphy also was one of three finalists for developer of the year (and the state noted they had more than 60 nominations). Nysveen attended the awards ceremony, as did representatives from Dakota Natural Gas and American Crystal Sugar.

Community updates

Lovas – The housing market is tight. The Hillsboro Café is for sale; it's closed right now and won't reopen. She noted the business was making money, so it's a good investment for someone. District 20 Rep. Jared Hagert submitted a request on behalf of Mayville State to get some infrastructure updates. Hillsboro's The Learning Circle day care is losing an employee and they're not flush with people to begin with. Having good people doing day care is important. Harvest continues at a fast and furious pace.

Van Horn (email update) – The “Small Town, Big Deal” production staff visited in September and had a wonderful experience. The air date likely will be in the January-May 2022 timeframe. Mayville State proposed \$32,369,889 in projects for consideration during the legislative appropriations meetings. This includes \$30,000,000 for Old Main renovations, including major infrastructure upgrades to the 120-year-old facility. This would solve significant deferred maintenance issues. The semester is going well and students are very engaged. The college continues to monitor wellness and educate students both inside and outside the classroom.

Elliott – Everyone is trying to get harvest done and there are a lot of beet trucks in this part of the world. County-wise, there is always bridge work to be done. The county commission set up an

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ARPA committee to discuss how to distribute local funds. There is an issue with state rules that change the road mill funding, so the county will need to ask residents to approve additional mills to get back to existing funding levels.

Hershey – Two major projects are done and paid up in Buxton: water drainage and roads. The drainage seems to be working well. The city council approved a license for someone to sell firearms out of their home, and also is drafting an ordinance for dumping of unauthorized materials in the city’s burn pile. Playoff football is this weekend and MPCG has a tough game Saturday. Kids are on the ice for the first night tonight in Mayville. A home is for sale – a private listing. Hershey asked if TCEDC was getting pushback on rising natural gas prices; Murphy said the office has been keeping tabs on things but all energy sources are rising in price, as well.

Braaten – Heard there’s a balloon business opening in Mayville. Annie’s Project is coming to Hatton, hosted by NDSU Extension. It’s a project intended to help women in ag to be successful.

Phipps – Excited for the business Murphy referred to and its hopeful expansion. There are possible changes to Hatton’s Main Street since the Legion building burned down. School is going well.

Hovet – The area is bustling; she passes probably 50 beet trucks per day. Things are looking good that way. She’s hooked up to natural gas now at home.

Nysveen – Yesterday a record delivery of beets was made to the pilers in Hillsboro. Worker shortages are causing problems; Casey’s, Subway and Burger King have been changing their hours. We need to figure out how to get more workers in the city.

Lovas moved to adjourn the meeting, seconded by Hershey. Motion carried.

Meeting adjourned at 7:47 p.m.

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