

**WAHPETON COMMUNITY DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
MEETING MINUTES**

**Wednesday, October 26, 2016
12:00 – 1:00 PM
City Hall**

Pursuant to due call and notice thereof, a regular meeting of the Community Development Corporation Board of Directors was held at City Hall on the 26th day of October, **2016 beginning at noon.**

MEMBERS PRESENT [X]

<input checked="" type="checkbox"/> Bruce Weeda ('19)	<input type="checkbox"/> Dale Rubish ('17)	<input checked="" type="checkbox"/> Randy Pope ('18)
<input checked="" type="checkbox"/> Craig Caspers ('19)	<input checked="" type="checkbox"/> Perry Miller ('17)	<input type="checkbox"/> Jon Razink ('18)
<input checked="" type="checkbox"/> Victor Klosterman ('19)	<input checked="" type="checkbox"/> Kurt Wickstrom ('17)	<input checked="" type="checkbox"/> Rick Steckler ('18)
<input type="checkbox"/> Dan Zink ('19)	<input checked="" type="checkbox"/> Joel Sirek ('17)	<input checked="" type="checkbox"/> Brad Pauly ('18)
<input checked="" type="checkbox"/> Steve Diederick ('19)	<input checked="" type="checkbox"/> Brad Odegard ('17)	<input checked="" type="checkbox"/> John Richman ('18)

EX-OFFICIO PRESENT [X]:

<input checked="" type="checkbox"/> Darcie Huwe	<input checked="" type="checkbox"/> Jane Priebe	<input checked="" type="checkbox"/> Steve Lies
<input checked="" type="checkbox"/> Wanda Seliski	<input checked="" type="checkbox"/> Justin Neppi	

OTHERS PRESENT: Dennis Miranowski Cheryl O'Meara Steve Dale
 Alisa Mitskog

OPEN MEETING MINUTES OF October 26, 2016

Pope called the meeting to order at 12:03 p.m.

- **Approval of Minutes**

Minutes from the September 21, 2016 CDC meeting were provided for review.

Motion was made by Miller, seconded by Klosterman, to approve the minutes. Motion carried with all voting 'aye'.

- **Alisa Mitskog – Legislative Update**

Mitskog serves on the Political Sub Division Interim Tax Committee with the legislature that is currently evaluating 18 of the state's tax incentives. Mitskog handed out a brochure of the programs that are available in the tool box to help businesses. They are working to clear up the language of these programs. Mitskog also explained that the legislature and governor's office are researching the natural gas issue and how our area is underserved. Wickstrom stated that Minn-Dak recently put in a small natural gas line to run a temporary portable boiler. It went very well. Minn-Dak would use 4.1 million dekatherm (dth) per year of natural gas if they converted. It is unfounded that Minn-Dak is not in support of a new natural gas line. Currently they use coal. The cost to switch would be \$100/acre in increased operating expenses and \$25-\$40 million to convert the boilers. It is a tough ask of the growers when it is not a mandatory expense at this time. NDSCS recently settled with their insurance and will now be relying on natural gas as their primary heating fuel. NDSCS is currently on an interruptible line, but would like firm gas. We are limited here without the gas capacity for industrial projects. Valley Prosperity Partnership is also supporting getting the natural gas here. The Mapleton gas line project is underway. There has been some talk that this is the best way to get gas to Wahpeton, but other options have been discussed also. Workforce issues: Richman stated we are not doing enough to meet the current workforce issues. There has not been a collective effort on this. It is never about money, it is about setting priorities. If businesses are not willing to invest in the future, they will not get to the future. This step need to come from policy makers and the business community. There are 12 states that now have "no cost" tuition programs. South Dakota has "free tuition", funded by a donation of 25 million from Denny Sanford and 25 million from the governor. Richman was asked to give an example of workforce shortage, Richman stated that the college has 38 programs and every single one has a high demand. One barrier is affordability, another barrier is career awareness, another barrier is aligning the curriculum from K-12 with the Associate Degree, another barrier is ourselves, another barrier is business and industry showing up at the end of school year and hiring one of our graduates. If we graduate ever senior in the state, educate them in the state, and put them to work in the state, we still have a lack of workforce. Mitskog was thanked for her discussions as she exited the meeting.

- **SBDC – 2017 Support**

Neppl stated the 2017 ask for support is the same as last year, \$12,500. Neppl's year to date numbers are: consulted with 25 clients in Wahpeton, 52 all together; 6 startups in Wahpeton with 3 not started yet. The clients he works with mostly make up 1 to 5 person shops. Neppl does have a handful of primary sector clients. The volume of clients has gone down across the state. There have been recent upgrades to the SBDC website and everyone can now make referrals to Neppl for his assistance. Priebe stated it is a good checks and balances to work with Neppl on projects.

Motion was made by Caspers, seconded by Diederich, to recommend to the board approval of 2017 SBDC funding of \$12,500. Motion carried with eleven voting 'aye' and Richman abstaining from the vote.

- **Focus Group update**

An email went out with a summary of the survey monkey questions. The questions for the focus groups will be based off this information. The date for the focus groups is looking like November 17th in the Red River Valley room at NDSCS. Priebe provided a sheet to pick a time slot that would work best for the participants. We need to make a list of people that we would like on the focus groups, please let Priebe know. They are looking to send out 60 invites. The groups will be intermixed.

- **Development north of Wal-Mart update**

The property north of Wal-Mart was sold by the CDC. There are two 39-plex market rate apartments nearly complete. Just north of these buildings are 40 townhome style rental units under construction. These rental units are low-moderate income units. On the peripheral, there are 30 single family or twin home development lots. The infrastructure is going in, but may not be finished before freeze up this winter.

Motion was made by Weeda, seconded by Caspers, to close the meeting to discuss negotiation strategy for downtown business development and property terms and conditions for infrastructure in new development. Motion carried with all voting 'aye'. The meeting was closed at 12:57 pm.

Closed Session

[Written minutes contained in file 10-26-16 CDC Closed Meeting Minutes.doc file]

With nothing further to discuss, **motion was made by Pauly, seconded by Richman, to re-open the meeting. Motion carried with all voting 'aye'. The meeting minutes will show that the executive session was adjourned at 1:30 pm. The room was reopened to the public.**

+++++

- **Other Business**

- **Nuveen Lease** – The lease for Nuveen Dental office expires December 31, 2016. We are looking at setting up a new contract.
- **JC Penney** – It was referred from the EDC meeting about the painting on the back wall of the building, the green spot. We can paint it ourselves.
- **Flag Project** – The 80' flag pole, that has not seen a flag in 23 years, will have a 20' x30' flag raised on it on November 11th at 10:30 am. This pole is located in the Sears/Family Dollar parking lot in downtown Wahpeton. Everyone is invited to the celebration. This project is sponsored by the CEO Committee.
- **Miscellaneous**
- **Next Board Meeting** - Wednesday, November 16, 2016

- **Adjourn**

Motion by Sirek, seconded by Pauly and carried, to adjourn at 1:33 p.m.

Respectfully submitted by Cheryl O'Meara