

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

**Wednesday, January 18, 2017
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 18th day of January, **2017 beginning at noon.**

MEMBERS PRESENT [X]

<input 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 checked="" type="checkbox"/> Jon Razink ('18)
<input checked="" type="checkbox"/> Victor Klosterman ('19)	<input type="checkbox"/> Kurt Wickstrom ('17)	<input checked="" type="checkbox"/> Rick Steckler ('18)
<input checked="" 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 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 type="checkbox"/> Justin Neppi	

OTHERS PRESENT: Dennis Miranowski Cheryl O'Meara Steve Dale
 Renelle Bertsch Frank Stanko Meryl Hansey

OPEN MEETING MINUTES OF January 18, 2017

Pope called the meeting to order at 12:02 p.m.

• **Approval of Minutes**

Minutes from the November 16, 2016 CDC meeting were provided for review.

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

- **Draft Focus Group Report – Next Steps Recommendation** – This information was discussed by the Exec Board at a meeting prior to this meeting. From this report the CDC needs to define the goals for long term operation. It was decided to email a copy of the report to the CDC Board, Wahpeton City Council, Chamber of Commerce and to the focus group participants. What is the plan of action? JM Strategies is willing to attend a meeting and discuss the report if needed. This is the first chance the board has got to see the report. Everyone should read the report and then we can discuss it next time.

Motion was made by Pauly, seconded by Caspers, to approve distribution by email of the focus group report to the CDC Membership, CDC Board, Chamber of Commerce, City Council and focus group participants. Discussion held: The email should include a cover letter that states the reason they are receiving the report and to plan for the next steps. **Motion carried** with all voting 'aye'.

Stanko exited the room.

Motion was made by Caspers, seconded by Odegard, to close the meeting to negotiate strategy for Westside Land Development. Motion carried with all voting 'aye'. **The meeting was closed at 12:16 pm.**

Closed Session

[Written minutes contained in file 1-18-17 CDC Closed Meeting Minutes.doc file]

With nothing further to discuss, **motion was made by Miller, seconded by Diederick, to re-open the meeting. Motion carried** with all voting 'aye'. **The meeting minutes will show that the executive session was adjourned at 12:41 pm. The room was reopened to the public.**

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Hansey exited the meeting.

- **City 32 Acres** – The City's 32 acres north of ComDel has been held because of the CDC and Doosan lease agreement. This agreement is no longer in effect since the building was sold. The funds to purchase this property came from the City's Revolving Loan Fund. The City is now looking at selling the property. The options are to sell the land to the CDC or replenish the RLF with sales tax money. ComDel is not interested in the property. Priebe has not visited with Doosan. The purchase price of the land was \$221,000. This money can be granted from the Sales Tax Fund to replenish the RLF. Does the CDC have a moral obligation to Doosan or can the land be marketed? The CDC is not interested in the land and the City may go ahead and market the property. No action required by the CDC.
- **Annual Meeting Update** – The annual meeting will be from 11:30 am to 1:00 pm on January 30th at the NDSCS Hecktner Student Center. The Speaker will be Tim Rogelstad. We will also have the Election of Directors at the annual meeting. The nominating committee stated that all five board members that are up for re-election have expressed interest in continuing to serve. Rubish, Miller, Wickstrom, Sirek and Odegard have terms expiring.
- **LAWA Update** – The Red River Valley Water Supply project was sponsored by the CDC on behalf of the City of Wahpeton. The CDC approved up to \$63,000 or \$14,000 per cfs. The invoice came in at \$8,793 per cfs for a total of \$39,568.50.
- **Other Business**
 - **Clarification of by-laws** – During the election of officers meeting, the board will appoint a 5th member to the Exec Board. An amendment can be made.
 - **Focus Group Invoice – discount** – We received the invoice for the focus group. Since the groups didn't meet at the same time, it will be fair to pay the entire invoice without the discount.
 - **Miscellaneous**
 - **Next Board Meeting** - Wednesday, January 18, 2017 – No Meeting in December.
- **Adjourn**
Motion by Pauly, seconded by Diederick and carried, to adjourn at 1:04 p.m.

Respectfully submitted by Cheryl O'Meara