

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

**Wednesday, May 18, 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 18th day of May, 2016 beginning at noon.

MEMBERS PRESENT [X]

<input checked="" type="checkbox"/> Bruce Weeda ('19)	<input checked="" type="checkbox"/> Pat Paulson ('17)	<input 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 type="checkbox"/> Kurt Wickstrom ('17)	<input checked="" type="checkbox"/> Rick Steckler ('18)
<input type="checkbox"/> Dan Zink ('19)	<input 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"/> Cheryl O'Meara
<input checked="" type="checkbox"/> Wanda Seliski	<input type="checkbox"/> Justin Neppel	<input type="checkbox"/> Meryl Hansey

OTHERS PRESENT: Dennis Miranowski Steve Lies Frank Stanko of the Daily News

OPEN MEETING MINUTES OF May 18, 2016

Vice Chair Miller called the meeting to order at 12:03 p.m.

- **Approval of Minutes**

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

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

- **Treasurers Report – Q1 2016**

Pauly gave a recap of the financials prepared by Nadine Julson. There are not significant changes from last year end. The CDC still owns the JC Penney building which is producing income. The expenses for the year have been property taxes, SBDC support and water study costs. The result is a negative cash flow in Q1.

Motion was made by Odegard, seconded by Paulson, to approve the financial report as presented. Motion carried with all voting 'aye'.

- **RFP – Recommendation from CDC Exec/Breck Port Authority Response**

At the last CDC Board meeting we didn't have a quorum, but we had a CDC Exec meeting before the board meeting and a recommendation was made. The recommendation was to go ahead with the RFP and check with Breck Port Authority if they were interested in participating. If they were interested, the RFP could ask for the cost of adding a 4th and 5th focus group. Miller met with the Breck Port Authority and they agreed with adding additional focus groups. So in the RFP we need to ask for the cost of three focus groups and the optional cost of adding a 4th and 5th focus group. Jane will send out the RFP's.

Motion was made by Pauly, seconded by Richman, to approve the RFP as amended and then be sent out. Motion carried with all voting 'aye'.

- **By-laws Amendment**

Lies stated that there are two amendments being proposed. The amendments need to be sent out 10 days before the next meeting so they can be considered at that meeting. The first amendment says that the ex-officio's can be at the meeting and are not counted toward a quorum. The next amendment will establish the Exec Committee as a formal body. The Exec Committee will include the president, executive vice presidents, treasurer and one appointed member by the board at the annual meeting for a 5-member board. The Exec Committee has the authority to spend up to \$10,000. The CDC Representative on the EDC Board will be an ex-officio member of the Exec board and will have all the rights of a board member but will not be able to vote or be counted in a quorum. These changes will be emailed out by June 3rd.

- **Central School Property – refer to Exec Committee**

There has been a couple of discussions about the school. When the Renaissance Zone Boundaries were revised, this block was included in the RZ Zone. This item will be referred to the Exec Committee for open discussion regarding the plans for the site. CDC may want to be a facilitator in the project. Priebe will set up a meeting with the school. The school has a bid opening this Thursday for demolition costs.

- **Other Business**

- **Natural Gas meeting in Fargo** – The state legislature has set up an interim committee to study how natural gas is serving the state. Priebe attended a previous meeting and told the success story of getting the gas line put in on Hwy 13. She stressed that this gas line doesn't solve the lack of gas capacity. There is another meeting on May 24th in Bismarck that Priebe will be attending to testify about the lack of funding for a project like this. Pauly attended the April meeting in Fargo and spoke how natural gas was a headwind in landing a large processor. He explained the economic impact we are missing out on. We need to figure out a way to serve the underserved and unserved areas of the state. The Alliance Pipeline carries wet gas which means it is many types of gasses combined. You end up paying a premium for the extra gasses to get the clean natural gas. The cost is \$15 million for equipment to remove the extra gasses from the line. The Viking line carries clean gas, but doesn't have capacity to add anymore larger producers. Natural Gas is a very complicated puzzle. The other issue is we need firm uninterruptible gas. The Hwy 13 line is interruptible and the rate is lower. Klosterman of Wil-Rich, said their payback on the new Hwy 13 line was 20 months. They were only interrupted a couple times last winter. Fargo is also underserved when it comes to natural gas. The Valley Prosperity Partnership also has the gas issue as a top priority. Research is being done on what other states are doing. The cost is \$1 million per mile to lay pipe. We need to develop programs to subsidize this kind of project. Currently the price of natural gas and propane are about the same, it wouldn't be cost effective right now. May 24th is the next gas meeting in Bismarck.
- **Updated Marketing Materials** – The Economic Development office has updated and printed new materials regarding living and working in Wahpeton. We will deliver some to the Human Resource Directors to help as a recruiting tool. There are currently ads running on the radio and in the Southern Valley Living Magazine. If you need any of these materials, contact the Economic Development office.
- **Pat Paulson** – Paulson stated that as of July 1st he will be changing jobs at Ottertail Power and he will bring his replacement to the meeting.
- **ComDel**- Weeda explained that they are very close to finishing their expansion.
- **Next Board Meeting** - Wednesday, June 15, 2016

- **Adjourn**

Motion by Pauly, seconded by Paulson and carried, to adjourn at 12:38 p.m.

Respectfully submitted by Cheryl O'Meara