

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

**Wednesday, June 15, 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 15th day of June, **2016 beginning at noon.**

MEMBERS PRESENT [X]

|   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Bruce Weeda ('19)     | <input type="checkbox"/> Pat Paulson ('17)             | <input checked="" type="checkbox"/> Randy Pope ('18)    |
| <input type="checkbox"/> Craig Caspers ('19)              | <input checked="" type="checkbox"/> Perry Miller ('17) | <input type="checkbox"/> Jon Razink ('18)               |
| <input 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 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]:

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|---|--|--|
| <input checked="" type="checkbox"/> Darcie Huwe | <input checked="" type="checkbox"/> Jane Priebe  | <input checked="" type="checkbox"/> Cheryl O'Meara |
| <input type="checkbox"/> Wanda Seliski          | <input checked="" type="checkbox"/> Justin Neppl | <input type="checkbox"/> Meryl Hansey              |

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

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**OPEN MEETING MINUTES OF June 15, 2016**

Pope called the meeting to order at 12:06 p.m.

- **Approval of Minutes**

Minutes from the May 18, 2016 CDC meeting were provided for review.

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

- **By Laws Amendment**

The part of the bylaws that are being amended have been sent out prior to the meeting. These changes will simplify the issues we have related to a quorum. Ex-officio members are not counted towards a quorum. There was never an article that established an Exec committee. The committee will be made up of the president, two vice presidents, treasurer and one member appointed by the board at the annual meeting. This will state the powers of the board. We need to drop the word "executive" from the VP title. This change was constituted because there was a conflict with Open Meeting Laws and creating a quorum. We need to have the railroad in some of the early conversations with large processors and that creates a quorum. The CDC Rep for the EDC board was made an ex-officio so to not create a quorum. It cleans it up. A quorum is one more than half. So if the VP and president want to meet with the railroad it doesn't create a quorum.

**Motion was made by Pauly, seconded by Diederick, to adopt the by-laws amendment.** Discussion: We will have four voting members until the 5<sup>th</sup> one is appointed at the annual meeting. **Motion carried** with all voting 'aye'.

- **Valley Prosperity Update**

Valley Prosperity is now sub-divided into six working groups. Four of the six groups have created documents of their progress. These documents can be viewed on the website. The financial contribution is continuing to move the valley forward. A lobbyist effort is expected again at the State Legislature. Dr. Richman is in the Attraction of Talent group. Tom Shorma is also a member of the Valley Prosperity.

- **RFP to Conduct Qualitative Research using Focus Groups**

Priebe stated three proposals were received. They were received from Praxis, Telos and Absolute Marketing Group. We will wait to see if we get anymore postmarked in the mail the next few days. The staff will give an overview at the next CDC Exec meeting and then a decision can be made at the next board meeting. We will send out the information on the RFP's before the board meeting.

- **CDC Exec Meeting Recap: Central School; LAWA**

The CDC Exec Committee met on June 8<sup>th</sup> about the referral of Central School. Superintendent Rick Jacobson

and Business Manager Laura Dokken attended the meeting. Demolition is scheduled for this fall with a completion date of March. The school district has asked the CDC to help with redevelopment of the property. The third avenue project was discussed. This total reconstruction of 3<sup>rd</sup> avenue could have significant special assessments to the property owners in that area. There are legal issues with the setbacks along 3<sup>rd</sup> avenue that need to be cleaned up. The rightaways were platted as 100' back in the 1800's. They built an 80' street so there is 20' more of unused rightaway. The school's desire is to sell the property. The property is located in the Renaissance Zone and would qualify for a property tax exemption and income tax exemption. 12 to 14 homes could fit if the block was divided up into lots. High density housing could also be considered. No action was taken. **LAWA** – Lake Agassiz Water Authority.

12:31 – Stanko exited the meeting.

LAWA has been working on the Red River Water Supply Project since year 2000 to supply water to eastern North Dakota. For the last 16 years they have been doing studies and getting the paperwork aligned. Water would be piped from Washburn to the Sheyenne River. Lake Ashtabula would be a holding area, then the water would continue down the Sheyenne to Fargo. A line would then run from Fargo to Wahpeton. LAWA is comprised of members. Members now need to commit to the next phase of putting hard costs together on the project. The commitment cost is \$14,000 per CFS for a one year period. 1 million gallons equals 1.55 CFS. The City of Wahpeton uses 2.5 CFS per day at full capacity. Do we need to preserve more CFS for industrial use? Southeast Water Users could be a partner with the City. We need to set up a meeting with Breckenridge and Richland County Commission and Richland County JDA. October 1<sup>st</sup> is the drop dead date for commitments. There will be a penalty if you commit after that date. This commitment would be to keep us in the game. This system must pump 4 CFS per day. LAWA is confident there will be participation by the legislature in the O & M costs of this project.

- **Other Business**

- **SBDC Report** – Neppl has worked with 21 Wahpeton clients year to date. Four have been startups and 2 purchasing businesses. In all of last year, Neppl helped 26 clients. Neppl has helped secure \$750,000 in financing for his clients so far this year.
- **Open Season – Natural Gas/WBI** – WBI is the transportation division of Montana Dakota Utilities (MDU). Currently WBI is in open season for natural gas. This open season does have an impact on future gas pipes. Open Season runs June 13<sup>th</sup> and July 15<sup>th</sup>. There is a gas line planned from the Viking line in Felton, MN to Mapleton, ND. We need to pay attention to this project because when this pipe is connected, the next step would be to run a line from Mapleton to Wahpeton. With our influence now, we could make the pipe larger. They will build some extra capacity in the line. This is a potential long term solution for us. We need to pursue the larger users and get them committed. How do we influence this? We need to set up a phone call with MDU. Zink and Pauly would be the CDC contacts. NDSCS, Minn-Dak and Cargill should be on the list of potential large users.
- **Next Board Meeting** - Wednesday, July 20, 2016

- **Adjourn**

**Motion by Zink, seconded by Weeda and carried, to adjourn at 1:00 p.m.**

Respectfully submitted by Cheryl O'Meara