

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

**Wednesday, September 21, 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 21st day of September, 2016 beginning at noon.

MEMBERS PRESENT [X]

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|---|--|---|
| <input checked="" type="checkbox"/> Bruce Weeda ('19) | <input checked="" 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 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 checked="" type="checkbox"/> Joel Sirek ('17) | <input type="checkbox"/> Brad Pauly ('18) |
| <input 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 Nepl | <input type="checkbox"/> Meryl Hansey |

OTHERS PRESENT: Dennis Miranowski Steve Lies Scott Nicholson Dale Rubish
 Renelle Bertsch Steve Dale

OPEN MEETING MINUTES OF September 21, 2016

Pope called the meeting to order at 12:04 p.m.

• **Approval of Minutes**

Minutes from the June 15, 2016 CDC meeting were provided for review.

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

• **LAWA – Recommendation from CDC Exec**

There was a CDC Exec meeting on Monday to discuss the LAWA proposal. LAWA will be conducting a \$1.4 million feasibility study for this water project. The cost to be included in this study is \$14,000 per cfs. The City of Wahpeton is looking at 4.5 cfs for a total of \$63,000 as the max amount. The more people that sign on to the study, the cost goes down. The cost is currently looking to be around \$10,000 per cfs. The CDC would be paying the application fee on behalf of city. If the project gets built, the state could fund 90%. To keep the city in the running, we need to make sure it gets funded. The Deadline is October 1st. The contract has been approved for the mayor to sign contingent upon funding from the CDC. For comparison, 4.5 cfs will provide enough water for two AGP sized projects. The Exec Board is making a recommendation that this be funded.

Motion was made by Sirek, seconded by Miller, to approve up to \$14,000 per cfs on behalf of the City of Wahpeton LAWA contract. Motion carried with all voting 'aye'.

Welcome Dale Rubish to the CDC Board, he will be the new representative for Ottertail Power and replace Patrick Paulson.

12:14 pm – Richman entered the meeting

• **JC Penney – Steel Siding**

The CDC Exec team is recommending approval of the Comstock Construction contract for steel siding. This will take care of the water infiltration into the JCP Building. This will also seal the building from bugs. The water damage in JCP has been repaired. Comstock will install siding on the east wall and north and south walls of the 2nd floor dental office on Dakota Avenue.

Motion was made by Miller, seconded by Weeda, to approve up to \$20,000 for the siding contract and Comstock to get rid of the air conditioner units. Motion carried with all voting 'aye'.

• **Focus Group award of contract**

The CDC Exec Committee chose to accept the proposal of \$9,000 for the focus group project with JM Strategies. The working group will be Nepl, Priebe, Sirek and Miller. There will be an online survey from

Survey Monkey, sent to the CDC board to get some upfront information to base the focus groups from. These surveys will be anonymous. They are also looking for makeup of the focus groups. Hoping to do the focus groups in late October. CDC is funding three focus groups, the City of Breckenridge will do one additional group and NDSCS will do one additional group.

- **Other Business**

- **Amber Boeshans – Feasibility Study** – Priebe called Boeshans from the ND Ag Department on the phone. The state is doing a feasibility study in conjunction with the dairy farmers to see if the I-29 corridor would be a good location for a milk processing facility. The facility would be a 3 million pound plant. It could be a dry milk facility, cheese, yogurt or butter, this has not been determined yet. Kevin Sonsalla from ND Dept. of Commerce is also working on this project. In the upper Midwest milkshed there is a need for another processor. The study will see which areas would be most successful. The study should be completed for release the end of October. Wastewater 600,000-800,000 gallons per day, natural gas 800 dk per day, fresh water 500,000 to 1 million gallons per day, electricity of 100,000 kwh per day and 100-125 employees. Animal agriculture is becoming a necessity. The plant could be up and running in 2020. Construction could start in a year. When the results of the study are completed we can set up a meeting for discussion. Boeshans exited the meeting.

12:33 pm – Steckler exited the meeting

- **Natural Gas Capacity Update** – Priebe called Gary Speidel of MDU for a natural gas capacity update. The new gas line that went in along Hwy 13 has been paid for and Giant Seeds and Wil-rich will be released from the higher transportation costs. The project is completed. It was a good project for everyone. Gas supply had open season recently. It sounds like the gas line coming from Minnesota to Mapleton, ND will be a 16” line. This is wonderful news for Wahpeton. It will give MDU future capacity in the system and a new line can be run the 37 miles to Wahpeton. MDU will need commitment along the line to make this Wahpeton line happen. If an AGP project and Minn-Dak were to sign up, it would be enough to get the line going. If all goes smoothly on the Valley Pipeline Project, the line could be complete in the fall of 2018 to Mapleton. Speidel exited the meeting. This is a good thing for us regarding the natural gas capacity.
- **Miscellaneous**
Nordic Steel Systems has contacted Priebe looking to locate a satellite assembly plant here in Wahpeton.
- **Next Board Meeting** - Wednesday, October 19, 2016

- **Adjourn**

Motion by Sirek, seconded by Weeda and carried, to adjourn at 12:50 p.m.

Respectfully submitted by Cheryl O’Meara