

North Dakota Winter Show Board of Directors
July 27, 2017
Rosebud Visitor Center
7:00 am

President Acting President Pete Paulson called the meeting to order. Members present included Bill Carlblom, Dana Didier, Matt Kvien, Jim Nelson, Dan Donnelly, Doug Muske and Brad McKay and Manager Dawn Riley. Nick Holm, Kevin Christensen Whitney Vogel and Tim Ost were unable to attend.

Jennifer Feist and George Gaukler attended the meeting to discuss and answer questions regarding the Winter Show Office Building project.

Jim Nelson made a motion to move forward with each of the following items. Brad McKay seconded the motion. Motion carried, with all members voting “yes”.

1. Sell 2.6 acres, more or less, consisting of 114,000 sq.ft. being the east half of the Winter Show parking lot to the north of the main Winter Show building to the VCBCDC for \$300,000 plus up to \$60,000 for Flex PACE funds for the building addition;
2. Construct the Winter Show building addition of approximately 3,360 sq.ft. to include offices, conference room, bathrooms, atrium, ticket area, fire wall and additional doors for fire safety in the existing Winter Show building (hereinafter referred to as The Winter Show Project). The goal is an investment of \$500,000;
3. Use the proceeds of the land sale to secure The Winter Show Project;
4. Enter into a contract (i.e. Contract for Deed) with the VCBCDC to include financing for the land purchase by VCBCDC and financing for The Winter Show Project;
5. Request the VCBCDC to serve as the project manager to construct The Winter Show Project to include:
 - a. Construction and permanent financing
 - b. Flex PACE Program through the Bank of North Dakota
 - i. Local matching funds of \$60,000 are the responsibility of VCBCDC to secure
 - ii. Local matching funds are a grant
 - c. Construct The Winter Show Project including securing contractors and sub-contractors
 - d. Work with the City of Valley City to ensure sufficient water mains and private water service lines are in place to provide required fire protection
 - e. Ensure meeting all City fire and building requirements
6. Submit a request to the City of Valley City and the City Visitors Committee either directly or in support of the VCBCDC to secure Food & Beverage Funds of \$345,000 to support The Winter Show Project. The payout schedule would be negotiated by VCBCDC to ensure the principal and interest payments are guaranteed for the full term of the loan up to the \$345,000 as approved. The actual amount requested may be adjusted somewhat based on final cost estimates and/or actual costs;
7. Request the City of Valley City extend the Food & Beverage tax from the current sunset of 12/31/2025 to 12/31/2035 or longer if possible;
8. Commit to raising \$100,000 for the sprinkler system, which is to be installed as required by the City of Valley City;
9. Work with the Chamber of Commerce and VCBCDC to make arrangements for additional space to support VCBCDC operations in the interim; and
10. Submit notice to the Chamber of Commerce to vacate Rosebud Visitor Center upon completion of The Winter Show Project with a date to be determined at the start of the project.

Respectfully submitted,
Dawn Riley