

Valley City-Barnes County Development Corporation Special Board Meeting
Friday, January 16, 2015
7:00 a.m., Regional Technology Center, 415 Winter Show Road (Large Conference Room)

PRESENT: Paige Bjornson, George Gaukler, Leighton Smith, Josh Kasowski, Bill Carlblom, JoAnn Hooper, Tisa Mason, Bobby Koeplin and Jennifer Feist.

ABSENT: Tony Kobbervig, Mike Metcalf, Wade Bruns, Mary Simonson, Luke Trapp and Alicia Hoffarth (excused).

EX-OFFICIO: Chad Petersen, KLJ, and Keith Andersen, ICTC
President Paige Bjornson called the special meeting to order at 7:00 a.m.

EXECUTIVE SESSION CONVENED 7:00 am: Discussion of prospect development/technology opportunity and negotiations related to potential economic development site(s). George Gaukler moved to go into Executive Session. Leighton Smith seconded. Motion carried unanimously.

NOTE: Bill Carlblom left the meeting-absent and not voting on subsequent motions.

CLOSE EXECUTIVE SESSION 7:25 am: Bobby Koeplin moved to close the Executive Session and return to the open meeting. George Gaukler seconded. Motion carried unanimously.

SALE OF 3.44 ACRES AND 2.87 ACRES: George Gaukler moved to sell the 3.44 Acres and 2.87 Acres (Indian burial mounds) to the interested party for \$500,000 for multi-family housing contingent on all financing being in place, positive due diligence, the buyer is purchasing the property "as is", closing in six months, start of construction in six months, ability to use the lot up to 30 days (+/-) prior to the buyer needing to get started, and a \$10,000 option payment required to be deducted from the purchase price or forfeited in the event the buyer does not proceed. Leighton Smith seconded. Motion carried unanimously. The project developer will be submitting an application for Flex PACE for Affordable Housing; local share is \$166,667 as a loan. Bank of North Dakota maximum is \$500,000. Interest reduction is passed onto the tenants.

Flex PACE: Josh Kasowski moved to remove the annual 4% interest. Tisa Mason seconded. Motion carried unanimously. Jennifer Feist requested information from Bank of ND about our ability to charge a service fee and any limitations. A reasonable fee may be charged to recoup expenses; could collect at the end (Ex: \$3,000) of the term for the local loan.

MARKETING: George Gaukler moved to approve \$10,000 for marketing and request the ND Dept. of Commerce match funds. Bobby Koeplin seconded. Purchase an ad and tell our story. We have land and buildings available because of our successes. Contact ND Living, Prairie Business and The Bakken. Motion carried unanimously.

There being no further business President Paige Bjornson adjourned the meeting.

Respectfully Submitted

Jennifer Feist
Director of Development