

**Valley City-Barnes County Development Corporation Board Meeting**

**Monday, February 29, 2016**

**7:00 a.m., Regional Technical Center, 415 Winter Show Road (Large Conference Room)**

**PRESENT:** Paige Bjornson, George Gaukler, JoAnn Hooper, Bobby Koepplin, Bill Carlblom, Luke Trapp, Tony Kobbervig, Josh Kasowski, Mary Simonson, Wade Bruns, Alicia Hoffarth and Jennifer Feist

**ABSENT:** Leighton Smith and Mike Metcalf

**EX-OFFICIO:** Keith Anderson, ICTC; Bob Werkhoven, City Commission; and Erik Gilbertson, KLJ

President Paige Bjornson called the meeting to order at 7:00 a.m.

**EXECUTIVE SESSION:** 7:00 a.m. JoAnn Hooper moved to go into Executive Session. Luke Trapp seconded. Motion carried unanimously.

**NOTE:** Bill Carlblom left the meeting at 7:30 a.m.

**CLOSE EXECUTIVE SESSION:** Mary Simonson moved to close the Executive Session. Josh Kasowski seconded. Motion carried unanimously.

**North West Industrial Park Building:** George Gaukler moved to submit a proposal to Company X including retrofitting the Northwest Industrial Park Building, offer two lease options: 1) \$4 per square foot per year for years 1-2; and \$5 per square foot per year for years 3-5 OR 2) first 6 months at no cost and a lease of \$5 per square foot per year thereafter. For both options the company is to pay the difference between actual and \$5 per square foot per year for the initial term if they move out after 3 years. Renewal would be \$5.50 per square foot per year for the first renewal term and \$6.00 per square foot per year for the second renewal term. Add language that city owned land is adjacent to site. Mary Simonson seconded. Motion carried unanimously. We will look into state sales tax exemption for equipment.

**Appraisal:** Mary Simonson moved to authorize the bank doing the financing to order an appraisal. Wade Bruns seconded. Motion carried unanimously.

**Requests to City and County:** Bobby Koepplin moved to request \$50,000 from the City and County each towards the project; proceed immediately but do not release the name. Wade Bruns seconded. Motion carried unanimously. If the company does not accept the proposal, funds are not spent.

**Financing:** George Gaukler moved to begin work with Dacotah Bank to start the financing and order the appraisal. Mary Simonson seconded. Specifics will be adjusted as we move through the process. Appraisal will include "as is and with improvements". Ayes: Tony Kobbervig, Wade Bruns, George Gaukler, Mary Simonson, JoAnn Hooper, Bobby Koepplin, Luke Trapp, and Josh Kasowski. Paige Bjornson-abstained. Bill Carlblom-absent and not voting. Motion carried.

**Construction Items:** Contractors have requested an indication if they will be awarded the project if the deal goes through so that they can build the project into their work schedule. Jennifer would like to provide feedback to contractors that we would move forward pending a signed contract. George Gaukler moved to approve Enterprise Sales as the general contractor if the project moves forward. Mary Simonson seconded. Motion carried unanimously.

**Other:** Electrical – LED vs. T8 lights in two building sections (east end and middle section). Will review in more detail and determine if the apparent low bidder needs to adjust their estimates.

**Year-End Financial Statements:** Will not go over them today; will call a special board meeting for next week. A notice will be sent.

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

Respectfully Submitted

Jennifer Feist, Director of Development