

Rugby Job Development Authority
June 5th, 2017
Board Minutes
Special Meeting
Conference Call
JDA Office

Members Present: Chairman Fr. Tom Graner, Nate Kunde, Pete Burgard, Jacob Nelson, Karin Fursather (non-voting), Gary Kraft, Tanner Johnson, Bonnie Kuehnemund, and Jodi Schaan. **Members Absent:** Dave Cichos, Dr. Mike McNeff, Keith Gault, Mayor Arland Geiszler, Terry Hoffert, Daunne Heilman, Jennifer Stewart (non-voting), and Sandra Wolf. **Also Present:** Executive Director Liz Heisey.

Call to Order: Fr. T. Graner called the meeting to order at 9:05AM

Consideration of Approval of Housing Committee Request: The Board considered the request for Board approval to grant broader authority to the Housing Committee in regards to the acceptance, counter offer, or rejection of offers on the Chalmers' lots prior to the planned community walk-through on June 20th.

Extensive discussion was held on the up-coming walk-through including financing, marketing strategy, signage, appraisal/market prices, scheduling, set-up, and registration for a drawing for \$1,000 off the purchase price. The housing committee members noted that the lots will have for-sale signs that have the block and lot number listed along with the appraised value. The Board re-affirmed that the special assessments be paid off at the time of closing. Building time frame restrictions were discussed along with the City ordinances for building and maintaining the lots.

T. Johnson made the motion to require 10% down, with the remaining balance to be self-financed by the JDA due by Jan. 15th with a sunset date of Sept. 30th. Second by B. Kuehnemund, all those present voted unanimously in favor of the motion, motion carried.

N.Kunde made the motion to offer \$1,000 off of the lot purchase price, non-transferable, and to be awarded in form of a drawing. Second by T. Johnson, all those present voting yes, motion carried.

Housing Committee Chairman, T. Johnson explained that the Board's original motion required the entire JDA Board to vote on all approval negotiations including counter offers. The Board had previously agreed to allow negotiated pricing of the appraised value, with any offer below a verbally established threshold requiring Board approval. Discussion was held on recent appraisals, market fluctuations, and the authority to negotiate pricing in terms of acceptance, counter offer, rejections and changing the negotiation range. Fr. T Graner called for motion to review and approve. N. Kunde noted the overall positive impact the development would have on the community in terms of long-term economic growth. The board and committee discussed the negative stigma that stemmed from public misinformation and what needs to be communicated.

N. Kunde made the motion to transfer negotiating authority of the appraised value to the Housing Committee including the authority to accept, reject, or counter offers on the Chalmers' Addition lots with any offer less than the verbally conveyed floor requiring full board approval. All those present voted unanimously in favor of the motion, motion carried.

Purchase contracts and the legal procedure regarding the changes were discussed, the Executive Director will follow up with the JDA's legal counsel on needed forms, contracts, and procedures.

Meeting adjourned: 9:45