**Rugby Job Development Authority**

**September 26th, 2019 – 12:00 PM**

**Board Minutes**

**Regular Meeting**

**JDA Office**

**Members Present:** Chairman Blair Brattvet, Rob St. Michel, Susan Selensky; Terry Hoffert; Jodi Schaan; and Mayor Susan Steinke. **Members Absent:** Gary Kraft. Also present was Executive Director Liz Heisey, Attorney Galen Mack from Mack Law Office, Dustin Hager representing Heart of America Medical Center and Sue Sitter from the Pierce County Tribune.

**Call to Order:** Brattvet called the meeting to order at 12:07PM

**Consideration of Agenda - amendments, additions, deletions to the agenda:** There were no amendments, additions, deletions to the agenda. Motion by St. Michel to approve the agenda. Second by Selensky, no further discussion was held, vote was unanimous to approve, motion carried.

**Consider Approval of Minutes for August 22nd, JDA regular meeting:** Motion by Schaan to approve the Minutes for August 22nd, 2019 JDA regular meeting. Second by Selensky, vote was unanimous to approve, motion carried.

**Treasurer’s Report - Consider Approval of JDA Bills/Financials:** Bills/Financials were presented by Executive Director Heisey and reviewed by the Board. Motion by St. Michel to approve the bills and financials. Second by Hoffert, roll call vote, all voting yes, motion carried**.**

**2019 Budget –** Year to date information for the 2019 Budget was presented, reviewed and a brief discussion was held.

**Director’s Report – Heisey** reported that the business outlook in Rugby continues to be very optimistic with lots of serious business inquiries about starting up and expansions. She reported that we had the first participant (Dr. Hoff) for our HAMC Physician Recruitment Program. The Rugby Community Livability Survey, the Rural Lenders Loan Show in Minot, and a visit to Mr. Leier’s Community Development class talking about our role in the community and the importance of finding and fostering new ideas for growth in the Community was also discussed. **Good News in Economic Development** included the announcements for the 45,000 sq ft building expansion at Rugby Manufacturing, the announcement of Home of Economy going into the Shopko Building, The Jeneral Store, and This–n-That opening downtown in addition to Market on Main. The Ellie Ann’s building sold and other great activity soon to be announced. **Live Work Play – brochure** – a destination marketing brochure that focuses on living, working, and playing in Rugby was being developed as a recruiting tool in addition to other marketing tools that we are already utilizing. **Main Street Summit –** Mayor Steinke and Heisey will be the attending the Main Street Summit to represent Rugby and collaborate with other great communities in our state.

**Old Business:**

Student Loan Assistance Program- The Board discussed removing the maximum income guidelines of 45,000. St. Michel expressed concerns over the limits discouraging professionals. Hoffert felt encouraging professionals would be beneficial to the community. The budget for the program, being more inclusive, and the pros and cons of making the change were discussed.

**New Business:**

Heart of America Johnson Clinic Lease - Executive Session - closed under N.D.C.C. § 44-04-19.1 for attorney consultation or discussion of contract negotiation strategy. The prohibition on taking final action during the executive session does not apply to providing guidance or instruction to our attorney or negotiator. Motion by Hoffert to enter into executive session for contract negotiation. Second by Schaan, all voting yes, motion carried.

Hoffert made the motion to leave executive session, Second by Schaan, all voting yes, motion carried. Attorney Mack determined that the discussion held under executive session did not constitute the need for executive session and provided a summary of the session for the press and open records. Mack stated that under the session, discussion on the Heart of America Johnson Clinic Lease and ownership was discussed. It was clarified that the JDA at one point acquired the Johnson Clinic Building and that there has been payments made and there is still money owed by the JDA for the property. The parties believe it was the Intent of Hospital Board and the JDA Board that the Hospital would be able to acquire the building. The JDA and Hospital would look at ways to facilitate the transfer of the Clinic Building to the Hospital in a way that all debt is paid and that the JDA does not lose money.

Motion by St. Michel to hire Mack Law Office to look at ways to facilitate the transfer the Johnson Clinic Building to the Hospital. Second by Selensky, all voting yes, motion carried.

**Correspondence Received, Special Meetings and Reminders -** 2019 - JDA office 12:00PM; EDND Fall Conference Oct. 21-23 in Dickinson; JDA Regular Meeting –Thursday, October 24th, 2019 - JDA office 12:00PM; and the Main ND Street Summit – Oct. 29-31 in Bismarck.

**Adjournment:** 1:11PM