

**PEMBINA COUNTY JOB DEVELOPMENT AUTHORITY  
MEETING MINUTES**

Via TEAMS

Monday, September 9, 2024

**CALL TO ORDER**

The meeting was called to order by Lacey Hinkle, Chairperson, Monday, September 9, 2024, at the St. Thomas Fire Hall, at 10:06 A.M.

Members Present: Lacey Hinkle, Julie Kemnitz, Kathy Stremick, Jim Benjaminson, Dave Monson, Michael Cook (virtual), Elton Heuchert, Mary Houdek (virtual), Terri Stoiber (virtual), Casey Krieg, and Sonia Misialek (virtual).

Members Absent: Darin Otto, and Nathan Green.

Others Present: Jennifer Worley, Worley Properties (virtual); Lori Estad, Red River Regional Council (RRRC); and Angelle French, Pembina County JDA.

**AGENDA UPDATE**

Goneyay, LLC Storefront application discussion has been added to the agenda.

**MINUTES**

Minutes from July 8, 2024, meetings were mailed to members prior to the meeting. Monson moved to approve the minutes as mailed; seconded by Heuchart, motion carried.

**FINANCIAL REPORT**

Stremick presented the financial report. The Pembina County Commission has approved 3.5 for the PCJDA in their preliminary budget. The PCJDA CD at United Valley Bank needs to be updated to the current balance and needs to be renewed. French will renew the CD.

Krieg moved to approve the financial report, seconded by Kemnitz; motion carried.

**DIRECTORS REPORT**

French reviewed the Directors Report.

**REQUEST FOR FUNDS**

Worley Properties

Jennifer Worley, Worley Properties, is requesting a Bank of North Dakota flex PACE Interest Buydown for \$12,304.77. The City of Cavalier has approved to participate for half the cost of the community share which would bring the PCJDA portion to \$6,152. The project consists of purchasing of a building in Cavalier and renovating. The front portion will consist of office space and the back will consist of 30 units of temperature controlled individual storage unit. There will be 3 office spaces rented and 2 established for Jennifer Worley Agency and Worley Construction.

Monson moved to approve the request and share the community portion with the City of Cavalier; repayments to begin after Bank of North Dakota loan has matured, or 10 years, whichever is sooner, at 2% interest over four years; seconded by Stremick; motion carried.

**STOREFRONT IMPROVEMENT GRANTS**Worley Properties

Jennifer Worley is requesting a \$5,000 Storefront Improvement Grant to renovate and update energy efficient windows, door, insulation, siding, roof and new lighting. The City of Cavalier also approved storefront improvement funds.

Stremick moved to approve a \$5,000 storefront improvement grant, seconded by Monson; motion carried.

Cavalier Parts/NAPA

Doug Stegman is requesting a \$5,000 Storefront Improvement Grant to paint, install brick wainscoting and remove sign and reinstall after painting. The City of Cavalier also approved storefront improvement funds.

Stremick moved to approve a \$5,000 storefront improvement grant, seconded by Heuchart; motion carried.

Xperience Health & Fitness

Darcy Reis is requesting a \$5,000 Storefront Improvement Grant to update the exterior entrance with double doors for equipment access and replace windows. This is for the Drayton location as they have locations in Grafton, Hallock, and Pembina also.

Kemnitz moved to approve a \$5,000 storefront improvement grant for the Drayton location, seconded by Monson; motion carried.

Blu Soul Design/The Crooked Halo

Deslree Kintyhttt is requesting a \$5,000 Storefront Improvement Grant for new balcony doors, staining, painting, new sign, removal of old stairway entrance and build new, seal roof and attach side entrance correctly, siding, rebuild door frame and new door.

In 2021 Blu Soul Design received a Storefront Improvement Grant. An owner can receive up to \$10,000 per location per owner.

Stremick moved to approve a \$5,000 storefront improvement grant, seconded by Krieg; motion carried.

Goneyay, LLC

PCJDA approved a \$5,000 Storefront Improvement Grant at the May 13, 2024, meeting. Since this meeting the building has been torn down and the funds are no longer needed.

**FLEX PACE LOAN – WOODSIDE INDUSTRIES**

This Flex PACE loan was contingent upon the City of Cavalier participating and the city did approve.

**OTHER BUSINESS**

The Rendezvous Region is working on a website which will include the cities and PCJDA.

French also discussed a possibly name change for the PCJDA.

A website for the PCJDA was discussed for the JDA to purchase their own domain name. This should

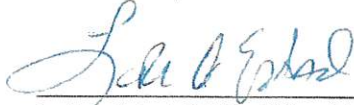
wait until the possibility of a name change.

Monson asked if there are any legislation changes needed. If so, please reach out to him.

**ADJOURN**

There being no more business the meeting was adjourned at 11:35 A.M.

Submitted by:



Lori A. Estad, RRRC, Office Manager

Signed by:



Lacey Hinkle, Chair