

**WSC FOUNDATION
BOARD OF DIRECTORS
MINUTES OF A REGULAR MEETING
721 E. Highland Dr. Suite D
March 23, 2021
11:30 a.m.**

Members Present: Ward Koeser, Larry Grondahl, Lee Murphy, Brandon Johnson, Taylor Olson, Melanie Stillwell, Jory Meyer, Katie Kringen and Jackie Lee.

Via Team Meeting: Rick Medalen

Absent: Nate Jepsen

Others Present: WSC President Dr. John Miller, Athletic Director, Jayden Olson, Executive Director, Hunter Berg, Past Executive Director Terry Olson, Chief Financial Officer, Laurie Furuseth, and Office Manager, Kim Gratz, and Gaming Manager, Rosie Marquez

Director Koeser called the meeting to order.

Old Business:

A. Director Koeser called for a motion to approve the Consent Agenda with the following:

1. Bank Transaction report
2. Minutes dated 2/16/2021
3. Financial Statements (Housing, Supporting Foundation & Foundation)
4. Gaming Report
5. Oil Income Report
6. Investment Report

Motion by Director Murphy seconded by Director Olson to approve the consent agenda. Motion carried.

Updates:

A. WSC Update: Dr. Miller –

- Covid 19 update
- Sanford meeting concerning expansion of nursing program, medical art programs etc.
- President Search continues, down to six candidates. Board decision by 4/29/21
- WSC Regional marketing
- Frontier Hall Bond closing was 3/10/21
- Childcare Facility – to be located in the Crighton Building, could be open by first of year.
- Graduation will be live on 5/14/21
- Terry Olson will be awarded Staff Emeritus status at graduation
- State Legislature update

B. Athletic Director: Jayden Olson -

- All six sports are on going
- Booster Club will have raffle tickets available next week

C. Monuments:

- Terry Olson is working with McCody Concrete on getting bases poured
- Unveiling in fall of 2021

D. Frontier Hall:

- Working with the welding instructor at WSC for suite signage
- Celebration for fall of 2021

E. Grow WSC:

- Director Koeser recapped the Grow WSC Committee's goals

F. Apartment occupancy in Phase I is at 74% and Phase II is at 75%

G. Property Management Group

- Motion by Director Grondahl, seconded by Director Meyer to accept the Apartment Committee's recommendation to hire IMM as the property management group effective May 1, 2021. Motion carried.
 - Executive Director negotiated with IMM a monthly fee to manage emergency and weekend calls for the Commercial spaces in both apartment buildings. The Foundation staff will take care of the day to day handlings and lease negotiations for the Commercial spaces.
- H. Alphabet Academy:
- Lease expires in October 2021 and she hopes to have a decision on purchasing the building by then
- I. PPP Loan:
- The Foundation was granted the second round of PPP money in the amount of \$139,470.00
- J. HIF Loan Modification:
- ND HIF approved reducing the operating reserve in both apartments to \$75,000.00 per building

New Business:

- A. Property South of East Highland Drive:
- The owner of this property contacted the Foundation about gifting the property. After much discussion it was decided to research how much it would cost to demo the buildings on this property.
- B. Gaming:
- Regarding a request from gaming site owners to have input on selection of recipients of gaming dollar donations. After much discussion, the consensus was no change to the process would be made.
- C. Old Armory:
- Motion by Director Grondahl, seconded by Director Medalen to grant the Old Armory \$5,000.00 to be used for floor replacement at the Old Armory. Gaming dollars will be used for this grant. Motion carried.
- D. Commercial Spaces:
- Motion by Director Meyer, seconded by Director Murphy to grant the Dept. of Corrections request to reduce their rent from \$24/square foot to \$19/square foot upon renewal of their leases for four years.
- E. Board meeting space:
- The Board agreed to move back to the Foundation Conference room for future Board meetings
- F. Retirement Party – Terry Olson:
- There will be an open house for Terry at the Foundation immediately following the regular Board meeting on April 20, 2021 from 1 – 3:30 p.m.

Being there was no further business, meeting adjourned.

The next scheduled Board meeting is April 20, 2021.

Respectfully submitted,

Hunter Berg
Executive Director