

Missouri Valley Complex Committee
(MVCC)
Minutes of Meeting Held
September 17, 2024

Meeting was called to order and roll taken.

Members Present: K Laco, A Heim, W Martineson, K Klipfel, M Hilsendeger, M Horning, T Kralicek, T Peters, S Olson, Commissioner Munson, Commissioner Jeske, S Neu and Commissioner Jeske

Members Absent: D Gawrylow

Guest: D Meyers, BPRD, Josh Retzer

Item 1. Minutes of August 6, Meeting.

Minutes were presented for approval. One Item of correction was provided within Item 6 to clarify the term schedule for stakeholder appointments. M Horning offered clarification that stakeholder appointments **follow the Burleigh County Commission appointment schedule.**

Motion was made by M Horning, seconded by M Hilsendeger to approve the minutes with amendment.

Item 2. Commissioner Munson Briefing.

Commissioner Munson provided an update of the budget development and approved with introduction of the final County Budget for 2025 in the amount of \$189,400. The breakdown provided was \$9400 for Utilities, \$61925 for Park District Contracted Services, \$15,000 for supplies, and \$2000 for general complex needs.

No new detailed information was provided on the Missouri Valley Complex Fund. Commissioner Munson reported again a balance of \$5,696,279 and that it was in a long-term investment up to 15 years. No exact interest rate of terms was provided. The Committee remained interested in a detailed historical review of the account from its inception including revenues, interest earned and expenditures. Commissioner Munson indicated he would work on the summary with the County Finance Director.

It was suggested that the MVC Account summary be placed on the agenda of the next meeting.

Commissioner Munson introduced Josh Retzer, who had contacted the Park District regarding use of the existing dirt car track for the start of a youth (age 8-15) racing program. Josh explained his interests and the conflicts with youth and adult racing at the current track in starting the new program. Josh indicated that he is in the preliminary stage of development of the programs framework and offerings and was interested in knowing the possibility of using the track, upgrading needs and community interest. Josh again pointed out the program interest was in youth and not adult racing.

Josh was introduced to Scott Olson, committee member with the same interest in redeveloping the tract in the interest of a youth car racing program. With interest of supporting such an effort along

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with current interests it was suggested that Scott and Josh discuss developing a concept and framework of the program and track needs and report back to the committee.

Item 3. Rezoning and Platting Discussion – Swenson Hagen Engineering.

Commissioner Munson introduced Jason Petryszyn of Swenson Hagen Engineering to provide the committee with an overview of the rezoning of the platting process for the Missouri Valley Complex. Jason provided an update on scheduling and general steps of review with City Planning and Department Heads and a preliminary timeline. Jason indicated that the group and individual members would need to provide their vision and dreams for the complex, to define projects that are allowed in Public zoning, common facilities and needs of utilities and infrastructure in developing the final plat. Rezoning is the initial stage of the process a plat will be required indicating common needs. It was discussed that we would not be developing a new master/concept plan but a plan that provides for future project development with agreed to common services and utilities agreed to by the City and City Planning Board.

Jason, thanks the committee for their time and looked forward to future discussion with the Committee and beginning the process with initial conversations with the city planning review committee.

With no additional business the meeting was adjourned.

Respectfully submitted.

Steven M Neu, Secretary