

The monthly Beulah JDA Meeting was held Wednesday, April 18th, 2018, 4:30 PM, Beulah City Hall.

Present: Darrell Bjerke, Nathan Richter, John Phillips, Clyde Schulz, Dave Ripplinger, Mary Lou Horning Conferenced In by Olheiser Cell Phone, Gloria Olheiser, Scott Solem

Absent: Michael Wood

Also in Attendance: Kate Johnson, Beulah Beacon, Joe Barbot

Chairman Bjerke called the meeting to order. Minutes of the January 17th meeting were reviewed and discussed at length as Richter indicated he hadn't had time to read them and felt the revised minutes had not properly addressed the language being proposed by Chairman Bjerke. Following the lengthy conversation and board member Solem stating he felt it could be a simple revision and he would prepare it Richter motioned to table the minutes until the next regular meeting. Seconded by Horning via conference call. Chairman Bjerke asked for a roll call vote. Aye: Richter, Olheiser, Horning, Ripplinger, Solem. Nae Schulz, Phillips. Chairman Bjerke then asked for board approval on the February 21st meeting Minutes. Motion by Schulz to approve the February 21st meeting minutes. Seconded by Solem. As there was no discussion on the minutes Bjerke asked for a voice vote. Motion Carried Unanimous. Chairman Bjerke asked if there were any questions on the April financial statements for the JDA and JDA Construction Accounts as had been emailed out. Olheiser asked if the 112 West Main Project Taxes/Special Assessment line item was for the bakery project. Phillips responded that was correct. There being no further discussion Chairman Bjerke asked for a voice vote: with the unanimous response Aye and Richter voting Nae. Chairman Bjerke asked if there were any additions to the agenda. Richter asked for financing proposal from The Union Bank and Western Steel Builders outstanding invoice be added.

ED Director Phillips then was given the floor by Chairman Bjerke at which time he announced his retirement from the City of Beulah as of June 30. He asked Beacon Editor Kate Johnson if she would not announce it in the Beulah Beacon as he would be announcing it to the City Council at the May 7th meeting and the City of Beulah was his employer.

OLD BUSINESS

New Website Development

Phillips reported the new City website has been activated and Beulah JDA has much greater visibility. There is still a lot of work to be done to maximize the effectiveness and a lot of pictures needed to best describe Beulah.

Wellness Center

Schulz reported work continues on the facility and the details for opening are progressing but no date has been set for the tours and Ribbon Cutting.

Main Street Initiative Team

Bjerke and Phillips did a joint report on the meeting that was held as a kickoff to initiate the process. They reported there were 32 letters mailed to a cross section of people in Beulah from many different organizations, activities and special interests to discuss what people are expecting from this as it is being touted so strongly by the Governor. The plan from that initial meeting would be to organize a number of working subcommittees to move forward with the vision on how to enhance and create a better Beulah. The attendance was light at the meeting but a lot of good discussion and thoughts shared.

TODAY's Opening

Phillips reported he had been in contact with Bernadette Bothun and she had indicated she is experiencing some delays in getting her inventory shipped.

NEW BUSINESS

RETAIL BUSINESS / SERVICE NEEDS – NEW/EXPANSION / RECRUITMENT

New Business Opportunities

Phillips reported he continues to be in contact with a Mexican Restaurant that wants to expand to Beulah but cannot find a building for expanding their business operations. He continued reporting there is also a Clothing Boutique and a Nutritional Shake Shop that have expressed interest in locating their business in Beulah as they have recently relocated here but again there are no locations ready to house those businesses.

Reference was made regarding the Greystone Hotel being an incubator for startup businesses but now is totally occupied and there is nothing available currently for those startup low budget businesses. The former Geggelman building, pawn shop/barber shop location was discussed and reported there was now a private owner that had plans to establish lease space in the building.

Reference and comments were made relative to JDA not owning buildings and developing an opportunity for turn around on the real-estate now owned. Thoughts continued relative to Real Estate development being important for Beulah JDA to pursue to enhance retail and commercial recruitment opportunities into Beulah but it should not be owned for an unlimited period of time. Phillips reminded the group of some of the Letters to the Editor and comments from Beulah residents stating Beulah JDA should not own property and be in competition with the private sector. The board was then reminded there are not developers looking to Beulah as an investment opportunity and with the current "sales tax numbers" it will not be an attractive environment to recruit in.

INDUSTRY/COMMERCIAL

Phillips commented and referenced an example how other cities have developed a working relationship with industries in their areas that are open to teaming with them

for recruitment of potential value added industries or new business startups. He continued stating that should be something that is better established in Beulah and Mercer County.

CITY REVITALIZATION

B'Dolce's Bakery Project

A lengthy discussion ensued with the Bakery Project including its financing status and other terms relevant to the cost, outstanding invoices and what other legal documents need to be completed to close the project.

Phillips asked the board if it wanted Title Insurance on the deed as it was not being required by the bank. Following a brief discussion there was a motion by Richter, seconded by Horning to secure Title Insurance. Chairman Bjerke asked for a voice vote and it carried unanimous. The loan which had previously been approved for up to \$250,000 at a previous board meeting but is no longer for that amount as the appraisal would only support \$165,000 was then discussed and reviewed at length as to what was the right amount to borrow. Phillips reported there was an outstanding invoice from Western Steel Builders that would require loan funds to make that payment. Richter questioned what that right amount was to borrow as it is apparent a part of the \$165,000 would be to fund the JDA construction account again as it would not all be used to retire debt. Richter continued stating if there was a need for funding there would be access to "dollars" by mortgaging the other properties currently owned by JDA. Phillips comment if there are recruitment opportunities for businesses and job creation you can expect some upfront dollars will be needed as whether that is right or wrong in the economic development competitive market that is what is needed or you will be easily out of consideration. Horning and Richter then questioned whether or not The Union Bank would place a mortgage on the building to secure the loan. After what seemed to be a little confusion Phillips responded they would be. Horning then stated she wanted the document for board review. Closing the discussion Richter asked for a full report on the project and a special meeting is called to review the report.

Heritage Park

Gloria reported the number of park events has been decreased but planning continues for the events. She also commented with the fewer events they now will be worked around a theme and will have larger venues. She cited several examples; Bike Night/Classic Car Night/Emergency and Law Enforcement Night.

HOUSING AND PROPERTY DEVELOPMENT

Single Family

Horning reported from her phone connection on the number of homes and lots for sale in Beulah and Mercer County. Brief comments were made about the new hires at industry choosing to commute and not live in Beulah/Mercer County. She responded she felt that was the choice the new generation of

buyers is making. She further stated she felt that might change as the soft market in the area has now made it more competitive with the Bismarck/Mandan area with their prices being 10-15% higher.

Shovel Ready Buildable Property

Phillips reported the draft of the Comprehensive Land Use Plan is complete and will be reviewed by the Planning and Zoning Board and Beulah City Council. That document may provide a better insight to the availability of property and what it would take for it to be developed.

Funding Assistance Requests

Phillips presented a request from Jason Isaak for rent assistance for a building he has leased to operate a packaging operation for components manufactured offsite. They would be packaged in Beulah for distribution. Currently it would create no jobs and he currently is operating the business with a Line of Credit. Following a brief review by the board it was decided he should be invited to a board meeting and present his request.

Sitting through the meeting and asking about signage or façade funding assistance Joe Barbot was part of a brief discussion as to what was available and how it could be requested. Olheiser read the program criteria, informing board members she had been working with possible changes. He was informed he would need to complete an application and return it to the board for their further review and action.

Other Business

Phillips requested a custodial salary review by the board for the employee at the USDA Building. He provided several comparisons of personnel now employed by the City of Beulah – City Summer help starts at \$12.00/hr. and increases by \$.50 each year they return. The two custodians for the city make \$15.08/hr. Phillips reported Amber Russell has been the custodian for several years and it has been a difficult position to fill as it requires an after 5:00 PM work schedule and 5 days a week work schedule. Following a brief discussion Richter made a motion, Seconded by Olheiser to increase the custodial salary at the USDA building to \$14.00/hr. Chairman Bjerke called for a voice vote. Motion Carried Unanimous.

There being no further business, Meeting Adjourned.