

The monthly Beulah JDA Meeting was held Wednesday, January 17th, 2018, 4:30 PM, Beulah City Hall.

Present: Nathan Richter, Darrell Bjerke. John Phillips, Clyde Schulz, Dave Ripplinger, Mary Lou Horning, Gloria Olheiser

Absent: Scott Solem

Also in Attendance: Kate Johnson, Beulah Beacon

Chairman Bjerke called the meeting to order. Minutes of the December 20th meeting were reviewed. There being no corrections or additions motion by Schulz seconded by Richter to approve as they were presented. Motion carried. Bjerke then asked if there were any questions on the December, 2017 financial statements that were emailed to board members. There was a question and clarification on the Greystone tenant and USDA Building lease which was explained as how they are categorized and the lease income designated to that particular building. Following those comments there was a motion by Richter seconded by Olheiser to approve the financials. Motion Carried. Bjerke asked if there were any additions to the agenda there being none the meeting continued.

OLD BUSINESS

Wellness Center

Schulz reported the Wellness Center construction continues to move forward. Glass, painting and fixture installation are ongoing. He continued saying memberships are being sold but couldn't respond to what the interest has been.

Plumbing Business

Phillips reported Hot Shot Plumbing and Heating are set up and doing business.

Identifying Arts in the Community

Phillips again commented on the importance of identifying and promoting the arts as a part of the quality of life phase for Beulah. It is one of the pillars of the Main Street Initiative.

Website

Phillips reported the city is working on a new website rollout which will include a separate tab for Economic Development to better identify what is being done and how prospective and existing businesses can engage.

Buxton

Phillips reported his communication with the Chamber indicates they are not able to financially participate in the contract and the thought being JDA cannot financially support the entire contract dollar amount. Richter then comment on pursuing the Buxton contract with county participation. The thought being it would be primarily Beulah Hazen but also contacting the other cities to determine whether or not they would also be interested. Brief discussion ensued relative to the question would that work as it would be putting the cities in

direct competition for business opportunities? Phillips then indicated he would contact Buxton to see if they would even do that combined contract.

NEW BUSINESS

RETAIL BUSINESS / SERVICE NEEDS – NEW/EXPANSION / RECRUITMENT – (Gloria Olheiser, Dan Schmidt, Mark Pierce)

✓ **New Business Opportunities**

Phillips reported work continues with the bowling alley possible opening. There continue to be a number of concerns with the interested buyer relative to the condition of the building as well as the sale price the owners are not responding to nor do they seem willing to negotiate to make the project cash flow. Work will continue as the consensus is it would be an asset for not only Beulah but the entire Mercer County area.

INDUSTRY/COMMERCIAL – (John Phillips, Scott Solem)

- ✓ Phillips again commented on the importance of developing better communication with industry as well as a working relationship that could potentially assist with bringing new business to Beulah and the area. The thought would be to try and reinforce the economic conditions to support the sales tax levies as well as the housing market.

BUILDINGS AND PROPERTIES-PROPERTY INVESTMENT – (John Phillips, Darrell Bjerke, Scott Solem)

✓ **Greystone Building**

The Gift Store owner has requested a lease for the 3rd floor of the Greystone Building and is planning for a March 1st opening. Following a discussion relative to the business opportunity for Beulah attracting additional walk in traffic on Main Street as well as bringing people to town and a monthly lease cost that would be what is felt to be viable for a startup business Horning made a motion to approve a one year lease at a cost of \$400 a month, seconded by Olheiser. Motion Carried.

✓ **JDA Owned Buildings Repairs/Renovations**

Phillips reported the contractor still has not finished the repairs on the front entry. Follow up will be done regarding the timeframe for completion.

✓ **Main Street Building Retrofit**

It was reported a private developer has purchased the former barber shop/now pawn shop and is planning on improvements for occupancy by multiple businesses.

CITY REVITALIZATION

✓ **B'Dolce's Bakery Project**

The building retrofit continues to move forward but continues to be behind schedule. Bonnie and Mark have had some equipment moved into the building as work continues.

It was brought to the JDA Board of Directors (BOD) attention that a Contract for Deed negotiated and signed by Darrell Bjerke and reviewed by Darrell Bjerke and John Phillips **as per direction and motions from the June 21, 2017 board meeting**. This contract was signed and notarized by all parties including the purchasers' Mark and Bonnie Nies. As a result, the BOD discussed the best course of action to limit our exposure of a potential lawsuit if we would renegotiate terms with Mark and Bonnie. The BOD deemed it best to approve the contract for deed financing, A motion was made to approve the financing structure to Mark and Bonnie Nies, "After the Fact", Motion by Schulz, seconded by Richter to approve a sale of the property on a contract for deed from Job Development Authority of the City of Beulah, called seller to Bonnie Nies and Mark Nies, buyer for \$225,000 payable in 36 monthly payments of \$950.00 due on the first day of the month commencing on the date of occupancy at an interest rate of 3.5%. After the first 36 monthly payments the balance will be due and payable in full. Motion Carried

There was a motion by Horning, seconded by Richter to approve a loan from The Union Bank to Beulah JDA for up to \$250,000, 20 year term, balloon at 3 years 3.5% interest for the cost of the building renovations. Motion Carried.

✓ **Main Street Initiative**

The Main Street Initiative was discussed briefly as the Summit planed in February should provide additional information as to how to proceed and what are anticipated expectations. A community survey has been provided that will be distributed.

Olheiser reported the committee is busy planning the Heritage Park 2018 summer schedule. She comment there will be a few changes including a Mid-June to Mid-August event schedule which will provide for fewer events. Also each of the planned events will be focused on a theme.

HOUSING AND PROPERTY DEVELOPMENT – (Mary Lou Horning, Darrell Bjerke, John Phillips)

✓ **Single Family**

Horning reported there are a number of vacant lots in both Beulah and Hazen and the housing market remain soft.

✓ **Shovel Ready Buildable Property**

There is no change in the availability of commercial and industrial site availability at the present time. It was also reported the City of Beulah has

started the Comprehensive Land Use Plan project and have a number of focus groups and public meetings planned.

✓ **Funding Assistance Requests**

There were no requests.

✓ **Other Business**

Mayor Bjerke reported there was an additional 1.4 million tons of coal mined in Mercer County and continued stating that should provide some additional funds from the severance tax which has been declining the last several years. He continued reporting the oil activity has been increasing and anticipates Beulah will be getting some spin off from that activity.

There being no further business, Meeting Adjourned.