

The monthly Beulah JDA Meeting was held Wednesday, July 19th, 2017, 4:30 pm, Beulah City Hall.

Present: John Phillips, Dwight Hatzenbuhler, Dan Schmidt, Mark Pierce, Gloria Olheiser, Nathan Richter

Absent: Darrell Bjerke, Clyde Schulz, Mary Lou Horning, Scott Solem

Also in Attendance: Carley Haugen, Beulah Beacon

Development Director Phillips called the meeting to order. Minutes of the June 21st, 2017 meeting were reviewed. Pierce commented the minutes should reflect the building and financing discussion for the Bakery Project be addressed prior to Bonnie and Mark entering the meeting and sharing their thoughts and concerns relative to the project. Motion by Schulz to approve the minutes with the change as discussed relative to what part of the meeting the financing discussion ensued. Seconded by Richter. Motion Carried. Phillips then asked if there were any questions on the June, 2017 financial statements that were emailed to board members and Pierce asked if board members would be receiving the construction account financials to which Phillips responded they would be as there are now transactions. There being no further questions or comments motion by Hatzenbuhler to approve the financials as presented. Seconded by Richter,. Motion Carried. Phillips then asked if there were any additions to the agenda. There being none, he proceeded with the meeting agenda.

OLD BUSINESS

Wellness Center

In the absence of Schulz there was no detailed update but comments were it appears to be progressing on a favorable schedule to be enclosed prior to winter.

MCED

Phillips commented on the coal and electrical generation presentation given by Jason Bohrer. It appears fossil fuels are being more positively received with the current administration but there is still a lot of clean air, carbon capture, research left to do to make it a long term industry. Pierce had attended the presentation and commented on all the research necessary to bring it to a commercial working state is extremely expensive and there are continued questions on how this will be funded. Reference was made to the documentary "From the Ashes" and it was recommended to the board it would be worthwhile to watch.

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There were favorable comments on the application with the concern expressed being who will keep the data updated.

Club Outlet Store

The business expansion to Beulah seems to be off the radar again due to the lack of locations available to business startups and expansions.

NEW BUSINESS

RETAIL BUSINESS / SERVICE NEEDS – NEW/EXPANSION / RECRUITMENT –

(Gloria Olheiser, Dan Schmidt, Mark Pierce)

✓ **New Business Opportunities**

Phillips reported an individual from a Mexican Restaurant has visited Beulah on 2 occasions looking at a site to expand his business. He has shown the main street building currently owned by Jeff Geggelman but as most buildings on Beulah's Main Street it would require a significant renovation. It was suggested as an alternative to main street a contact should be followed up on to see what the availability or plan is for the bowling alley.

Phillips continued his report on new business contacts stating there is a plumber looking at Beulah as a Business Startup but is currently employed with a large plumbing company and wants his interests kept confidential at this time.

INDUSTRY/COMMERCIAL – (John Phillips, Scott Solem)

- ✓ It was reported there were no industry business contacts at this time.

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

✓ **Greystone Building**

Contacts continue to be pursued for establishing a business incubator on the 3rd floor of the Greystone as well as just marketing the location to potential businesses.

Work still needs to be completed on the front entrance flooring and a new contractor has been contacted to complete the work.

✓ **JDA Owned Buildings Repairs/Renovations**

Phillips reported the new AC unit has been installed on the Main Street lease building. Work continues to try and determine the best fix for the sewer system beyond the grease trap being installed on certain kitchen equipment.

CITY REVITALIZATION (Mark Pierce, Dan Schmidt)

✓ **B'Dolce's Bakery Project**

It was reported the environmental testing work has been completed and the building was free of any contamination.. Work has started on the renovation of the building.

✓ **Marketing Proposal**

A marketing/attraction plan prepared by Seed Stock Media for Beulah was reviewed by board members with the idea we need to create some visibility and a new interest in Beulah considering the lack of housing sales, flat economy and the need to bring new business to Beulah. A somewhat lengthy discussion ensued on the need and how it would be done. Phillips reported the first contacts tested would be alumni of Beulah HS and hopefully they would pass on any information to friends, fellow workers and associates of the opportunities Beulah could provide. A subcommittee that includes Dan, Nathan, Gloria and John has volunteered to continue working with the project to develop the mailing piece, website landing page and define a follow-up plan for any contacts. Work will continue to refine the attraction program for implementation.

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

✓ **Single Family**

Brief comments were made on the soft housing market and there will be work done to engage the realtors and ask them what they are hearing in the market. “Are there contacts looking for homes and if so what are they saying?” Also do we need to implement some type of incentive program to encourage buyers?

✓ **Shovel Ready Buildable Property**

There is no change in the availability of commercial and industrial site availability at the present time.

✓ **Funding Assistance Requests**

Phillips reported there are no requests at this time.

There being no further business, Meeting Adjourned.