

The monthly Beulah JDA Meeting was held Wednesday, December 20th, 2017, Noon, Beulah City Hall.

Present: Nathan Richter, Darrell Bjerke, John Phillips, Clyde Schulz, Scott Solem

Absent: Mark Pierce, Mary Lou Horning, Dave Ripplinger, Gloria Olheiser

Also in Attendance: Cody Gunstenson, Buxton Group and Beulah Chamber Director and Board Members for the Buxton Presentation

Following the Buxton Group presentation and discussion with both the Chamber participants and JDA board members on how to move forward on how to use the analytical information they can provide to grow Beulah and help increase the shop local concept Chairman Bjerke call a meeting to order to discuss select agenda topics.

Minutes of the September 20th, 2017 meeting were reviewed. There being no corrections or additions motion by Schulz to approve the minutes as presented. Seconded by Richter. Motion Carried. Phillips then asked if there were any questions on the October/November, 2017 financial statements that were emailed to board members. There being no questions motion by Solem to approve the financials as presented. Seconded by Richter. 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 and they have now started selling memberships.

Plumbing Business

Phillips reported Ho Shot Plumbing and Heating was introduced as a new business at the December 18th City Council Meeting.

Bakery Project

Remodeling has started and plans are for an early/mid November opening. A finance package is being developed with The Union Bank and will be finalized prior to construction completion.

NEW BUSINESS

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

✓ **New Business Opportunities**

Phillips reported a special music program and art instructors had met with him and they did an onsite site inspection of the third floor of the Greystone Building. He commented there may be some concern with the music program and a sound transition to the second floor tenant. The individuals were very favorable to the location and expressed interest but they asked if we had a location incentive that would provide free rent for education and art curriculums. Phillips further explained to the individuals that the two tenants currently in the building have signed rent leases and there is debt on the building so that was not an option. He assured both of them work would continue to try and secure a location for them.

It was reported there is interest in opening the bowling alley that has been closed for several years. Phillips commented he had met with the individual and shared with them the possible lending sources and incentives Beulah JDA may be able to potentially participate in.

Phillips again discussed the possibility of utilizing the Geordan Trevor buildings, located in the Builders Second Addition, which can possibly serve as incubator sites for that service type industry that does not require walk in traffic. Several business contacts have been made aware of those sites.

INDUSTRY/COMMERCIAL – (John Phillips, Scott Solem)

- ✓ It was reported Traver Industries is pursuing a repurposing project for the former Grandview Building. Plans are to locate a housing manufacturing component business production site.

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

✓ **Greystone Building**

A gift store is schedule to open in 2018 with a former owner that is preparing for another business venture.

Board members again discussed the need to incorporate the arts in the community growth and development plan. Work to identify a “studio” location will be challenging in the present main street environment.

✓ **JDA Owned Buildings Repairs/Renovations**

Phillips reported work continues on the Greystone entrance. A sill plate needs to be adjusted and new flooring is planned in the entry.

Further evaluation will continue on the sewer problems currently being experience at the main street lease building currently occupied by the Country Kettle restaurant.

CITY REVITALIZATION (Mark Pierce, Dan Schmidt)

✓ **B’Dolce’s Bakery Project**

It was reported the project is continuing to move forward maybe a little behind the schedule originally anticipated.

Phillips continued his comments addressing that Mini Mall incubator concept in a building now currently owned by Jeff Geggelman, former Hannewald Building on Main Street, that is 50% vacant and the owner is very interested in selling. It is a large building that could be easily subdivided into some ideal sized business locations. Contact has been made with several developers to determine their interest in investing in the renovation and buildout.

✓ **Marketing Proposal**

It was reported the City is reviewing alternatives for redoing their website to make it easier to navigate and also will allow changes and modifications to be made in house as needed. They have also invited JDA to establish a link on the site to better advertise the work they do and how they can assist new and expanding business. Work is also continuing on the marketing plan postcard mailer and will be launched when the new website is available for the landing page.

Gloria is continuing to work on the Heritage Park Market event and is planning to begin the 2018 event planning and activity schedule once this fall festival has concluded. Plans are for doing some improvements on the site as well as the weekly programs. More information from the committee will be presented as their plans come together.

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

✓ **Single Family**

Mary Lou presented some “dismal” numbers relative to the number of houses on the market as well as available lots in what continues to be a very soft market. Board discussion ensued again with no apparent resolve. The question still remains can buyers be incentivized to live in Beulah/Mercer County? It was also discussed are the lake property developments and rural living developments providing a more competitive market?

✓ **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 presented the Basin Auto Parts Flex Pace incentives buy down request from the Union State Bank for review and action by the board. Reviewing the business documents and the amortization schedules for both a buy down for 5 years at 1% and 5 years at 2% there was a motion by Schulz to approve the 5 year 2% incentive. Seconded by Olheiser. Richter recused himself from the meeting. Following his action present board members voted and motion carried unanimous.

✓ **Other Business**

Mayor Bjerke reported the city has been working on the 2018 meeting and the budget at this time is very tight and will require some cuts programs and activities that have been previously funded.

There being no further business, Meeting Adjourned.