

BEULAH JDA BOARD MEETING
Beulah City Hall
May 16, 2018

The monthly Beulah JDA Meeting was held Wednesday May 16th, 2018, 4:30 PM, Beulah City Hall

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

Absent: Michael Wood, Scott Solem

Also in Attendance: Jarann Johnsen, Beulah Beacon; Deanne Gierke, Rachael Mortenson, Lisa Weidner, Kristin Richter, Deb Smith, Joe Barbot, Wes Gunsch.

Chairman Bjerke called the meeting to order.

John Phillips Comments:

John Phillips, Secretary/Treasurer submitted a letter of resignation as Beulah's Economic Development Director and from Beulah JDA. Copies of letters will be provided at special meeting.

Chairman Bjerke Comments:

Bjerke also extended his resignation effective at the end today's meeting.

Meeting Minutes:

Minutes of the January 17th, 2018 meeting were presented for approval. Motion was made by Schulz to approve both sets of minutes; seconded by Ripplinger; Discussion followed with Nathan Richter stating that at the May 7th meeting, under the direction of the Board, it was suggested that members who want revisions to the January 17th, 2018 meeting, email them to Solem. Solem offered to compile suggestions and re-write the January minutes. Phillips said, to avoid "Open Meeting" Laws, members should not email each other regarding the minutes but should email their suggestions to Solem. Richter stated he did email his revision to Solem but with Solem not present, there are no revised minutes to view. Clyde motioned to "table" January 17th minutes.

Minutes of the April 18th, 2018 meeting were emailed and presented next for approval. Nathan suggested corrections to the April 18th minutes. Richter wanted to clarify in April's minutes, that it was not correct to say that he "hadn't had time to read the minutes", but that Richter "wanted to verify their accuracy and felt the revised minutes did not accurately reflect the minutes being proposed by Chairman Bjerke". January 17, 2018 minutes refer back to June, 2017 minutes and ... there are 2 sets of minutes for the June 2017 meeting. Clyde made a motion to accept the April 18th meeting; Motion died for lack of a second.

Financials Profit and Loss:

Richter asked about what a \$5,000 expense to LLS was for. Chairman Bjerke did not know what the incentive was for. Nathan made a motion to table the financial report; Gloria seconded; There being no discussion, motion passed.

Bakery Project financials:

Richter questioned why the total construction cost on original report we received May 7th, 2018 and the new report we received by email for this meeting were different. On the first one, adding the blue, green, grey and yellow columns...the actual total is \$296,152.98; compared to the total of \$286,433.86 which we received at the May 7th, 2018 meeting from Phillips. Richter calculated the new construction report to actually be \$296,959.93. Richter presented this as a correction

Richter recommended we wait until we know what these items all are, what needs to be completed and what needs payment. Richter motioned to table the financials; seconded by Gloria Olheiser. Motion carried.

May 7th, 2018 minutes:

Schulz motioned to approve May 7, 2018 minutes. Horning seconded for discussion. Horning suggested that all this discussion about minutes for the past 5 months is related to previous January 2018 minutes which refer to June 2017 minutes, which Chairman Bjerke said indicate board members wanted the Geggelman building up and running to make sure that JDA has a functional building that can be sold. However, some board members remember discussing at the May and June 2017 meetings that they "did not" want to own another building and approved Mark Pierce's presentation of "mezzanine financing".

Horning commented that things went off track at a January 2018 meeting, when members were presented a signed and notarized C4D to Mark & Bonnie Neis's. Board members did not vote on this or give authority to negotiate a Contract for Deed.

JDA members understood that Mark Pierce's "mezzanine financing" was the option that had passed in June 2017, with Neis's working with Bank of ND for a loan; JDA doing a buy-down and JDA would be the general contractor. Once renovation was complete, Neis's financing would kick in. Members were first told in January 2018 that a C4D had to be negotiated quickly so Neis's could purchase equipment before the end of 2017. Horning made a motion to table May 7th, 2018 minutes; Nathan seconded. There was no discussion. Motion passed.

Election of New Officers for 2018 through December 2018:

President: Motion made by Olheiser to nominate Nathan Richter as President: Horning moved nominations to cease nominations; Olheiser seconded. Unanimous ballot was cast for Nathan.

Secretary: Motion made by Nathan Richter to nominate Mary Lou Horning as Secretary: Dave Ripplinger moved to cease nominations; Gloria seconded. Unanimous ballot was cast for Mary Horning.

Treasurer: Richter nominated Gloria Olheiser as Treasurer: Horning moved nominations cease: Ripplinger seconded. Unanimous ballot was cast for Gloria

Vice-President: This position was tabled until more members are sought for the board as Schulz and Ripplinger declined nominations. Dave is representing the Beulah School and may have a different assignment next year and Clyde is running for Mayor.

Chairman Bjerke stated that Phillips can continue doing Quickbooks for JDA until end of June 2018.

Chairman Bjerke resigned and exited the meeting. Open discussion followed regarding looking for new members for JDA as there are 15 seats to fill and 7 members presently. Chairman Richter also stated that we will need special meetings to correct the June 2017, January and April, 2018 minutes and to review financials once we have all documents necessary.

Meeting adjourned.

Submitted by:

Mary Lou Horning , JDA Secretary