

**Beulah JDA**  
**Board Meeting Minutes**  
**August 15<sup>th</sup>, 2018**  
**4:30 PM - Beulah City Hall**

**A. Call Meeting to Order**

**Present are:** Nathan Richter, Mary Lou Horning Gloria Olheiser, Mike Woods, Dave Ripplinger; Mayor Travis Frey, Kate Johnson of the Beulah Beacon; Blake Seibel is observing as a replacement for Dave Ripplinger for the Beulah School, Absent is Clyde Schulz and Scott Solem.

**B. Meeting Minutes**

- 1) July 18th, 2018 – Motion to approve made by Gloria Olheiser; Ripplinger seconded; Motion carried.
- 2) July 19th, 2018 – Mary Horning moved to approve, Gloria Olheiser seconded; Motion carried.

**C. Agenda Approval** – Added Seibel to new business; Gloria Olheiser moved to approve; Mike Woods seconded; Motion carried.

**D. Financial Report**

- 1) **Profit and Loss Statements** – Loan with First Security Bank for the Greystone has \$65,291.12 remaining on loan; Main Street building (Country Kettle) has \$113,105.04 remaining on loan with First Security West Bank; and The Union Bank has the Bakery loan at \$88,489.32.

Funds in the Construction Account at present are \$30,999.18; General Account balance is – \$216,768.90; another General Account just discovered has a \$25,335.75 balance. This was used for program incentives. - 2017 Deposit. Discussion centered around combining all accounts for the purpose of 1 report for the Balance Sheet. The construction account is at The Union Bank; 2 general operating accounts are at First Security Bank West. Gloria Olheiser made the motion to close the smaller account of \$25,335.75 and transfer into main operating; David Ripplinger seconded; Motion carried. Motion by Gloria Olheiser to combine quick books back to beginning of 2018 for construction and operation files; seconded by Michael Woods; Motion carried. There is a discrepancy of \$20,107.27 in the Construction Account that we need to reconcile. Mike motion to approve financials; Dave seconded; Motion carried.

- 2) Interest Buy Downs – We will know the balances and can review once we see the audit.
- 3) Audit- performed through the city - This audit is done and should be here this week for us to review.
- 4) Discussion of special financial audit; Tabled...

**E. OLD BUSINESS**

- 1) **B’Dolce’s project** – B’Dolce is responsible for repairs going forward. However, repairs to the gutter need to be done. Mike Woods made motion to ask Mark Neis to proceed with fixing the gutter himself to make sure it is repaired correctly. Dave Seconded; Motion Carried.
- 2) **Lease with USDA Building-** Tenants
  - a. Lease – This government lease is a 158 page 5-year lease. Motion by Gloria Olheiser to extend the current lease until we can review the lease; Michael Woods seconded: Motion carried. Nathan suggested we hire a Property Management Company dealing with government leases or an attorney who has this experience to review this lease for JDA.
  - b. Do we want someone to assist in negotiating this lease and what a fair dollar amount to negotiate the new lease should be. Nathan Richter made a motion to find a company to negotiate get pricing and to negotiate a contract between JDA and USDA. Mary Horning seconded; Motion carried.

- 3) **Greystone** – Lito Starkweather was contacted as a pest and bug control company. Interior was sprayed last Monday and needs it in September a second 2 this year as he felt there may be wasp nests in the brick. An appointment was arranged for September. Mary contacted a Bismarck Mason, John Rohrick who will check the building for brick repair soon to give us an estimate.
- 4) **Country Kettle** – Keith Knecht looked at the Kettle flooring, The subfloor needs replacement before he can put flooring down. He was having trouble contacting someone who can do that. Keith can give us an estimate for flooring. The front door was fixed by Beulah Lumber and a downspout is to be fixed by Mariann's husband Brunemeier.
  - a. **Valuation** – Mary Horning will get Gary Emter to do an evaluation of the building for a potential buyer.
- 5) **New membership- openings**
  - a. Vern Muscha – A motion was made by Gloria to accept Vern as a new member; Dave Ripplinger seconded; Motion carried. Vern's name will be forwarded to the City for acceptance.
  - b. Mark Pierce is interested; Kim Kessler is interested; Paula Schaeper at Starboard is interested and all will submit a letter of interest; Deb Morgenstern at Dakota Farms Inn is also interested.
- 6) **New laptop computer** – Gloria discovered that the JDA laptop which we thought would be JDA's exclusively is now to be shared with others at City Hall. Gloria questioned if JDA wants to purchase our own laptop. Mary Horning made a motion to purchase a laptop under \$1,000 with features - a good mic and external for recording minutes – a 10-key number capability and to check with The Computer Guy if we need any other special features. Mike seconded; Motion carried.
- 7) **Bylaws** – Scott Solem did not attend the meeting so there is nothing to report. is gone.

## F. NEW BUSINESS

- 1) Buxton Group – Mike Woods and Nathan will conference call them as Buxton has contacted Gloria.
- 2) Clyde Schulz contacted Nathan about the Property on Hwy 49 across from Highway Express which is coming up for auction. Clyde called Nathan asking if we should talk with Wilfred about the building and price. There would be a special meeting to decide whether to purchase on Sept 15. Wolf Auctioneers
- 3) Blake Seibel is attending this meeting for the School Board to replace Dave Ripplinger. He is a Beulah High school graduate, working in Oil Fields and recently elected to the School Board. Gloria Olheiser made a motion to approve Blake; Mike seconded; Motion carried.
- 4) David Ripplinger is resigning – Motion to accept was made by Mike Woods; Mary Lou seconded. Motion carried.

G. **Other Business** – Delay on new school verses on renovation. Repairs are needed. They need 60% of votes to pass. Icon was hired as the specialist that does this sort of project.

Adjourn