

Beulah JDA
Board Meeting Minutes
April 17th, 2019
4:30 PM - Beulah City Hall

Attendance: Nathan Richter, Blake Seibel, Vern Muscha, Michael Woods, Jerry Isaak, Travis Frey, Scott Solem, Clyde Schulz

Absent: Mary Lou Horning, Kim Kessler

Also Attended: Kate Johnson, Beulah Beacon; Darrold Bertsch, CEO CCCHC; Dove Borth, CCCHC; Wayne Hoffner, The Union Bank.

- A. **Call Meeting to Order** - Nathan called the meeting to order at 4:32 pm.
- B. **Agenda Approval**-Nathan asked for a motion to approve the agenda. Clyde moved to approve the agenda. Jerry seconded. Motion carried.
- C. **Meeting Minutes**-Nathan asked for a motion to approve the March 20, 2019 meeting minutes. Michael moved to approve the March 20, 2019 minutes. Blake seconded. Motion carried.
- D. Financial Report**
- 1) **Profit and Loss Statements** - Travis moved to approve the profit and loss statements. Blake seconded. Motion carried.
 - 2) **Special Financial Audit**
Discussion tabled
- E. OLD BUSINESS**
- 1) **USDA Building**
 - a. **Olson Electric**- Vern reported that he met with John Phillips to discuss the history of the electrical work that was done by Olson Electric in 2016 and 2017. It was to replace the LED light at the building's flagpole. Due to weather issues, temporary fixes were undertaken in December 2016 with the final replacement done in the spring of 2017. The work totaled a little more than \$3700. Michael moved approval of payment in the amount of \$_____; Blake seconded; Motion carried.
 - b. **Lease update** – Information is still forthcoming. Nathan asked about the SAM registration which is what the government needs to send funds to other agencies. The City of Beulah is already set up. Travis will research it further.
 - c. **Ground Maintenance** – No discussion
 - d. **Other** – Nathan reported that there are blueprints at Interstate Engineering which will be needed to shrink one of the rooms in the building. Russ was able to provide information on zoning and a Certificate of Occupancy which had never been previously been issued. It will go before the P & Z Committee at its April meeting.

- 2) **Greystone Hotel**- (no updates on the brick issue)
 - a. **Elevator** - Vern reported that he checked out the elevator and did not identify any major concerns. Clyde will review the maintenance history for the elevator.
 - b. **Ballasts and Lighting** – Vern did replace some of the ballasts. He reviewed the lease agreements and it is not clear as to whose responsibility it is to change out the ballasts and lights. Converting to LED lights was discussed. Clyde move to authorize Vern to get bids on converting to LED lights; _____ seconded; Motion carried.
 - c. **Building Visibility** – The owner of Today’s would like to meet with the Board to discuss ways in which to increase the visibility of the building and its tenants.
- 3) **Bylaws:** (tabled)
- 4) **Vision and Mission** (tabled)
- 5) **Shopko** – Shopko is now closed. There has been some interest expressed from other retailers and businesses. Beaver Brinkman will be the City’s primary contact on the property.
- 6) **Heritage Park Market**
 - a. **Electrical** – Nathan noted that he has not yet followed up with Gloria on what had been agreed upon when the electrical was installed. JDA initially paid for the entire installation. The City has already approved payment of \$6,903.00 to JDA for the installation. Additional research will be undertaken to determine what HPM and JDA agreed to as to their responsibility.

F. NEW BUSINESS

- 1) **Welcome to Beaver Brinkman - Beulah Economic Development Director**
- 2) **Coal Country Community – Clinic Expansion and Renovation**
 Darrold and Dove distributed copies of the PowerPoint presentation they prepared. Darrold provided a brief background underlying the Clinic’s growth and current expansion. Dove summarized the presentation and the services CCCHC provides to the area.
 - a. **Interest Buy-down request** – Wayne provided details regarding the Interest Buy-down proposal. The board subsequently discussed the proposal upon the guests’ departure. Clyde moved for the Board to undertake further research on the proposal with the intent of moving forward with a final decision; Vern seconded; Motion carried.

G. OTHER BUSINESS

Clyde moved to nominate Beaver Brinkman to the JDA Board for City Council approval; Scott seconded; Motion carried. Clyde will present the nomination to City Council.

Adjourn-meeting was adjourned by Jerry and seconded by Michael at 5:45pm

Submitted by,
 Travis Frey
 Beulah JDA Secretary