

The monthly Beulah JDA Meeting was held Wednesday, February 21st, 2018, 4:30 PM, Beulah City Hall.

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

Absent: Darrell Bjerke, Mary Lou Horning

Also in Attendance: Kate Johnson, Beulah Beacon

Development Director Phillips called the meeting to order. Minutes of the January 17th meeting were reviewed. There being an email from Chairman Bjerke referencing a part of the minutes and Bjerke out of town and not in attendance after a brief discussion there was a motion by Schulz, seconded by Olheiser to table the minute's discussion until the next regular meeting. Motion carried unanimous. Phillips then asked if there were any questions on the January, 2018 financial statements that were emailed to board members. There being none motion by Richter, seconded by Olheiser the financials be approved as presented. Motion Carried. It was suggested the recent resignations of Dan Schmidt and Mark Pierce be added and meeting action be taken on the resignations. They will be added to the Other Business section.

OLD BUSINESS

Identifying the Arts in Beulah

Phillips commented this has been discussed numerous times and there are individuals looking for space to offer arts classes. He continued stating that is also another significant component of the Main Street Initiative. He ended the discussion indicating that how to recognize this in the community will be a task for the Main Street Initiative team.

New Website Development

Phillips reported the City will be activating a new website shortly that will provide more opportunities for identifying the Economic Development work being done in the community as well as being much more user friendly.

Community Venture Network

The CVN information will continue to be sent to board members for their review and reference. If there are businesses or companies of interest arrangements will be made to further pursue that relocation opportunity.

Bowling Alley Acquisition/Opening

There was a report trying to dispel the rumors of the lack of effort to working with the private sector for the bowling alley opening. It was reported there are several individuals that have tried working with the Realtor / owners to negotiate terms for the repairs to the building and other necessary maintenance in order for the business to open, cash flow, be successful and remain open. Beulah JDA is working directly with the individuals assisting them with whatever they need to move forward to acquire and open the building.

NEW BUSINESS

RETAIL BUSINESS / SERVICE NEEDS – NEW/EXPANSION / RECRUITMENT

New Business Opportunities

Phillips reported he had received information from a third party regarding interest in relocating a repackaging product business and also an interest in a startup business that builds custom furniture. There will be continued follow-up on those contacts.

INDUSTRY/COMMERCIAL

Phillips again commented on the importance of developing better communication with industry as well as a working relationship that could potentially assist with bringing new business to Beulah and the area.

BUILDINGS AND PROPERTIES-PROPERTY INVESTMENT

Greystone Building

TODAY'S Gift Store has signed the commercial lease agreement but their opening will be delayed as they are unable to receive timely delivery of merchandise. Suppliers are attributing that to the weather conditions creating delays in much of the US.

CITY REVITALIZATION

B'Dolce's Bakery Project

The building retrofit is very close to completion and work continues with the subcontractors to complete the building as well as Mark and Bonne to get equipment installed and working. Phillips presented financial statements from the JDA Construction Account showing what has been paid to Western Steel Builders to date for the bakery building retrofit project.

Main Street Initiative

Clyde reported on the Main Street Initiative Summit and commented on a number of points that were presented by several excellent speakers that provided a lot of thoughts and ideas that may be implemented for not only improving the quality of life in Beulah, but creating a more welcoming appearance and establishing an image opportunity to create a walking friendly community. He also reported Mayor Bjerke had appointed John Phillips to establish that Main Street Team and move the project forward.

HOUSING AND PROPERTY DEVELOPMENT

Single Family

Discussion on the housing market in Beulah was virtually a repeat of the last several months, the soft market continues and new construction is virtually nonexistent

Shovel Ready Buildable Property

There is no change in the availability of commercial and industrial site availability at the present time. Work continues on the Comprehensive Land Use Plan project that will hopefully create a more visual opportunity for business development opportunities.

Funding Assistance Requests

Olheiser had emailed earlier asking to discuss the JDA incentive programs. Board members, having received the information on two programs that JDA offers, in addition to the flex pace program, Business Sector Sidewalk Improvement Program and the Business Storefront Improvement Program Olheiser started the discussion regarding the program dollar amounts and how well they are communicated. It was reported information on the programs will now be available on the website. Further discussion on possible changes will continue.

Other Business

Having added the resignations of board members Dan Schmidt and Mark Pierce in earlier business there was a motion by Olheiser to approve the resignations. Seconded by Richter. Motion carried unanimous.

There being no further business, Meeting Adjourned.