

The monthly Beulah JDA Meeting was held Wednesday, May 17th 2017, 4:30 pm, Beulah City Hall.

Present: John Phillips, Dwight Hatzenbuhler, Darrell Bjerke, Clyde Schulz, Mark Pierce, Dan Schmidt, Mary Lou Horning

Absent: Scott Solem, Gloria Olheiser

Also in Attendance: Kate Johnson, Beulah Beacon

Chairman Bjerke called the meeting to order. Minutes of the March 21, 2017 meeting were reviewed. Motion by Schulz to approve the minutes as presented. Seconded by Hatzenbuhler. Motion Carried. Bjerke asked if there were any additions to the agenda. There being none he continued with the agenda presented. Bjerke asked if there were any questions on the April, 2017 financial statements that were emailed to board members. There being no questions/discussion motion by Schulz to approve the financials as presented. Seconded by Pierce. Motion Carried.

✓ **Wellness Center**

Schulz reported work continues on the cost review of the construction budget as there are some cost overruns for the 6.5 million dollar project. He continued there are conference calls scheduled with the architect, general contractor and the committee to resolve the cost issues. He ended his comments stating the footings and foundation will be the next construction step to keep the project moving.

Schulz then handed out a Main Street Initiative article he had copied from the CITYScan that was prepared by Governor Doug Burgum and his format and model for creating a 21st Century Economy and a healthy, vibrant community.

✓ **Chinese Restaurant**

Phillips reported another business has not been able to find a location in Beulah to expand or relocate their business as the Chinese Restaurant owners that had visited Beulah last November have now located in Zap.

✓ **Barber Shop**

The individual looking to open a barber shop on Main Street, or a location in Beulah has not been able to find a business site opportunity.

✓ **Spier Building**

There have been a number of looks and inquiries on the building but without any participation and interest in improving the building from the owner it is apparent it will remain as it has for?? years on main street and continue to be one of a number of unknowns as to how Beulah can build a vibrant main street again.

NEW BUSINESS

RETAIL BUSINESS / SERVICE NEEDS – NEW/EXPANSION / RECRUITMENT –

(Gloria Olheiser, Dan Schmidt, Mark Pierce)

✓ **New Business Opportunities**

Phillips reported he has met with B & G Electric and they have expressed an interest in expanding their Business footprint in Beulah. He continued saying he will need the assistance of the board to market and sell Beulah as a location for a business to succeed.

INDUSTRY/COMMERCIAL – (John Phillips, Scott Solem)

- ✓ Phillips commented to Pierce he had not received any contact from the CCC group to which Pierce responded they are so busy right now they probably will not be making contact at this time.
- ✓ Phillips commented he has been working with a co-owner of the Indian Head Industrial Park property trying to secure alternative industrial leads to occupy the site. The rail oil shipments are basically nonexistent and with the pipeline growth and multiple site opportunities for markets it is anticipated that it will close down a number of transload sites. Work will continue on diversifying the site.

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

✓ **Greystone Building**

Work and contacts continue to be pursued for establishing a business incubator on the 3rd floor of the Greystone. Several contacts have been made but nothing is secure at this time.

✓ **JDA Owned Buildings Repairs/Renovations**

Phillips updated the board on the repairs planned for the Main Street Lease Building and the Greystone Hotel business location. A compressor has been ordered for the AC unit on the Main Street Bldg. The contractor hired to replace the entry flooring and to do the sheet rock repair in the lower level bathroom area of the Greystone Building has not responded to numerous calls nor have they started the work. Frustrations continue with area contractors maintaining/or communicating a schedule when they will complete the work they committed to.

CITY REVITALIZATION (Stacey McLaughlin, Mark Pierce, Dan Schmidt, Sarah Tunge)

✓ **B'Dolce's Bakery Project**

Phillips reported he has met and worked through a plan to renovate the former Geggelman building to house the proposed bakery business being pursued. He

indicated the addition to the rear of the building that had driven the cost was eliminated which brings the price into something workable for the renovation. Discussion ensued with board members commenting on their thoughts relative to the incentives and participation of Beulah JDA. Pierce questioned if JDA should be in the business of owning buildings and that he believes private ownership is the best path forward for Beulah's business climate. He feels it sets a poor precedent for future business looking to locate in Beulah, potentially stymying private investment in new commercial property development for new or existing businesses without substantial JDA property investment. Phillips responded an equity position, depending on the dollar amount might limit the board from participating in further projects. He continued explaining how the flex pace program, which has been used extensively, for business expansions and new business in the City, would provide a better opportunity for a business startup and best utilize the JDA dollars as the Bank of North Dakota does a 75% participation with the city. Chairman Bjerke then stated to board members JDA would be looking at this project as they had all others they had worked with and that was many, to determine what was the best way to improve a main street building rather than proceed with condemnation and provide the necessary support for a business to locate their business operations in Beulah. This project will be reviewed on an individual need no different than the other buildings JDA now currently owns that were at one time occupied with a lease option to own by a startup business. Everyone should look back at the businesses that have expressed interest and actually done onsite visits to Beulah and could not find a business location for them to expand or relocate their businesses. Phillips then commented on the significant amount of money a new business brings into the city, and how it benefits many other businesses. If that business is turned away that is a significant loss of jobs, sales tax, tax base and city wide business opportunities with additional people brought to the city.

✓ **Club Store Outlet**

Phillips commented he continues to communicate with one of the partners but it is critical a building location be identified. They have now changed their business model, with the number of calls from rural communities, to investor owned but have not ruled out a company store in Beulah.

✓ **City Events**

It was reported the Heritage Park committee continues to refine their summer events and are ready for the May 30th kickoff.

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

✓ **Single Family**

Mary Lou Horning provided a list of “former Beulah residents” that have left the city and continued commenting on the number of homes and lots for sale in

Beulah/Hazen. There was a brief discussion again on how to make Beulah the place to live with really no resolve.

Phillips also commented there appears to be more apartment vacancies than has been typical.

✓ **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 reported there were no financing incentive requests for review.

Other Business

✓ **City Government Updates**

▪ Bjerke Reported:

- ✓ The Water Treatment plant is undergoing major upgrades
- ✓ The City is experiencing some problems maintaining a sustainable water supply with the dry conditions being experienced. They will further evaluate and may be forced to enforce watering restrictions.
- ✓ New water meters that will have an automated reading system are being installed City Wide.

There being no further business, Meeting Adjourned.