

Beulah JDA
Board Meeting Agenda
March 20th, 2019
4:30 PM - Beulah City Hall

Attendance: Nathan Richter, Blake Seibel, Michael Woods, Jerry Isaak, Clyde Schulz, Travis Frey

Absent: Mary Lou Horning, Scott Solem, Vern Muscha, Kim Kessler

Also Present: Kate Johnson (Beulah Beacon), Rachael Mortenson (Beulah Chamber of Commerce)

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. Jerry moved to approve the agenda. Michael seconded. Motion carried.

C. MEETING MINUTES - Nathan asked for a motion to approve the February 20, 2019 meeting minutes. Jerry noted that the minutes should be amended to clarify the motion that was presented by Vern. "The JDA recommends that the City Economic Development Director be allowed to reside in the zip code of Beulah." Jerry moved to approve the minutes as amended. Blake seconded. Motion carried.

D. FINANCIAL REPORTS

1) Profit and Loss Statements

Michael presented the Financial Statements for review. There was discussion which included the source of the funds that were paid to JDA by the City of Beulah and Mercer County. Buy downs were also discussed. Jerry moved to accept the reports. Blake seconded. The motion to accept the Financial Statements was approved.

2) Special financial audit

Discussion tabled

E. OLD BUSINESS

1) USDA Building

a. Olson Electric bill

Clyde reported that Vern is scheduled to meet with John Phillips this coming Friday to get more information on the work that was done and amounts owed.

b. Lease update

Clyde provided some historical background on JDA's ownership of the USDA Building. Monthly payments are still being made under the old lease agreement as the new agreement is being negotiated. Improvements and repairs will need to be considered in the negotiation process. There was discussion on the importance of having a USDA office located in Beulah. Selling the building to a private entity may be considered in the future.

c. Ground maintenance

Ground maintenance was done by Custom Turf & Landscape in 2018. Clyde moved to continue with Custom Turf & Landscape for ground maintenance in 2019. Jerry seconded. Motion carried.

2) Greystone Hotel

There is a question regarding whether JDA or the tenants are responsible for the cost to replace lights and ballasts. Vern is researching the lease agreements as to which party is responsible.

3) Bylaws – Postponed to a later date.

4) Vision and Mission – Discussion is now in Committee. A question came up as to whether or not a notice of committee meetings needs to be posted under the Open Records Law. Clarification will be sought at the next meeting by getting Scott’s counsel on the matter.

5) Shopko –It was confirmed that all Shopko stores will be closed due to the company filing for bankruptcy.

F. NEW BUSINESS

1) Beulah Economic Developer

Travis reported that Granville “Beaver” Brinkman has been hired to fill the Economic Director position. He will start on April 1. Beaver is planning to attend future JDA meetings.

2) Heritage Park Market

HPM has come forward to request payment of a portion of the \$15,583 that was expended for electrical improvements at the park property. The City of Beulah has approved paying \$6903 of the cost. HPM is now asking JDA to pay \$4340. HPM’s organizational structure and relationship to JDA was questioned and discussed. Further discussion was tabled to allow review of what each entity approved at the time along with looking at past minutes in order to determine what agreements may have been discussed on the matter.

3) Beulah business climate- discussion from board

The meeting was opened up for board members to discuss their express their thoughts and perceptions regarding the City’s current business climate. Concerns over the changing economy were discussed along with ways to attract those workers that are employed here but live in other cities. There was discussion how one segment of the local economy has the ability to change other segments as well. A seasonal up swing has started as workers come in for various plant outages. Home sales are increasing which also adds to other parts of the local economy.

G. OTHER BUSINESS

Rachael Mortenson presented information on Destination Development Association (DDA), a community resource for coordinating efforts in promoting downtowns and tourism. Rachael highly recommended the program and encouraged everyone to sign up for membership. Membership is free through 2019.

Adjourn - Meeting was adjourned at 5:20 pm.

Submitted by,
Travis Frey
Beulah JDA Secretary