

Beulah JDA
Board Meeting Minutes
February 19, 2020
4:30 PM - Beulah City Hall

Attendance: Travis Frey, Beaver Brinkman, Michael Woods, Clyde Schulz, Jerry Isaak, Vern Muscha, Blake Seibel, Gloria Olheiser, Jordan Eslinger (The Beacon)

Absent: Mary Lou Horning, Kim Kessler, Nathan Richter, Scott Solem

- A. **Call Meeting to Order**-Travis called the meeting to order at 4:35 pm.
- B. **Agenda Approval**- The following changes were proposed: adding “AmeriPride Service Agreement” and “Sun Valley RV Park Comfort Station” as Items 2 and 3 respectfully under New Business. Beaver moved to accept the agenda as amended; Gloria seconded. Motion approved.
- C. **Meeting Minutes**- The following two amendments to the January 15, 2020 meeting minutes as set out under New Business were proposed: Removing Item 1 “Rent Assistance New Way Health Store” as the matter was considered and approved at the December 18, 2019 meeting; and changing Item #2 “”David Whipps Buy-down Request” to reflect that the request was tabled. Beaver moved to approve the January 15, 2020 meeting minutes as amended; Vern seconded. Motion approved.

D. Financial Report

Profit and Loss Statements – Michael presented the Profit and Loss Statement for January 2020 YTD. Due to some timing issues, there are a number of expenses that are not reflected in the current financial statements but will be calculated in the February YTD figure. Jerry moved to approve the financial reports as presented; Blake seconded. Motion approved.

Beaver noted that consideration of adjusting the financial reports so that they are based upon the audit reports still needs to be undertaken. The reports currently do not include the physical properties owned by JDA.

E. OLD BUSINESS

1) USDA Building

Lease Update – Beaver reported that an extension to resubmit the offer has been given. It appears that there are about six (6) items that need to be modified from the original offer. It will most likely take two (2) to (3) month to then finalize.

2) Greystone Hotel – The lock discussion is continuing.

3) Bylaws – No new information for discussion.

- 4) **Building Values** – This came up as a factor for both the USDA lease and balance sheet considerations. Beaver was able to provide the USDA with the amount spent over the last seven (7) years for building maintenance which was satisfactory for USDA’s purposes. There was a recommendation that the audit values be used as the starting values. The committee still needs to meet to bring back its recommendation to the full board.

F. NEW BUSINESS

- 1) **Downtown-sidewalk Improvement** – Council has approved continuing consideration of the proposed improvements.
- 2) **AmeriPride Service Agreement** – The renewal is similar to what has been requested in the past. Michael moved to sign the renewal agreement with AmeriPride; Clyde seconded. Motion approved.
- 3) **Sun Valley RV Park Comfort Station** - Clyde reported that City Council has received a proposal under which a private entity would take over management of the Sun Valley RV park. There is a question regarding ownership of the Comfort Station which may still be with JDA. The city will continue to work out the details in going forward with the proposal. Clyde wanted to bring the matter to the attention of JDA in the event future action is needed from JDA.

Meeting was adjourned at 5:03 pm.

Submitted by,

Beaver Brinkman, Secretary