

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

Attendance: Nathan Richter, Jerry Isaak, Kim Kessler, Beaver Brinkman, Vern Muscha, Mary Lou Horning, Clyde Schulz, Scott Solem, Gloria Olheiser
Absent: Michael Woods, Blake Seibel, Travis Frey

- A. **Call Meeting to Order**-Nathan called the meeting to order at 4:39 pm.
- B. **Agenda Approval**- Nathan asked for a motion to approve the agenda. There was a request to add a moment of silence in honor of Darold Benz, who without him, JDA would not exist. Clyde moved to approve the agenda as amended; Beaver seconded. Motion carried.
- C. **Meeting Minutes**-Nathan asked for a motion to approve the June 19, 2019 meeting minutes. Clyde moved to approve the June 19, 2019 meeting minutes; Scott seconded. Motion carried.
- D. **Financial Report**
 - 1) **Profit and Loss Statements**- No financial reports provided. Discussion tabled until next meeting.

E. OLD BUSINESS

- 1) **USDA Building**
 - CCCHC Swale Request** – CCCHC has contacted the City of Beulah and JDA to see about working with CCCHC to put in a wider swale on the adjoining properties to address the recent flooding of CCCHC’s parking lot. The parking lot was recently reconfigured as part of the renovations at CCCHC and it appears that run off from the USDA property during heavy rainfall events may now a factor. Charlie Hankins, Beulah City Engineer is reviewing the issue on behalf of the city. Discussions are preliminary and costs for the project have not yet been determined. Beaver talk with Charlie to get more information.
 - Lease Update** – Discussion with the USDA on the lease renewal are ongoing. The deficiency list, usable square footage vs rentable square footage, subleasing and needed improvements are included in the discussions. Clyde moved to authorize Beaver Brinkman to continue to negotiate the lease terms with the USDA and CVRE and to authorize Nathan Richter to represent JDA in the signing of the lease agreement; Jerry seconded. Motion carried.

2) **Greystone Hotel -**

Building and Office Keys – Various options are being considered in an effort to address tenants’ concerns regarding the issuance and availability of keys to the building and individual office suites. Vern will continue to work on resolving these concerns.

Exterior Improvements – Vern reported on the latest conversations he has had concerning the exterior improvements to the Greystone building. He is going forward in seeking bids for both masonry and siding options. It was proposed that JDA seek an architect to prepare a spec on the proposed work and to then request the bids based upon the architect’s spec. Jerry moved that JDA receive an architect’s spec to use in seeking out bids for building improvements; Mary Lou seconded. Motion carried.

3) **Bylaws:** Scott handed out a draft of the amended bylaws. He asked everyone to review the draft prior to the next regular meeting.

The meeting needed to adjourn at 6:00 pm. The remaining agenda items were tabled until another meeting is scheduled. A meeting date of Thursday, July 25, 2019 was proposed and will be confirmed by Nathan once it has been scheduled.

4) **Vision and Mission** Tabled

5) **Heritage Park Market** – The Electrical discussion was tabled.

6) **Suites on Main – 108 West Main**

Business Storefront Improvement Program – Grant Request - Tabled

Curb Stop – Tabled

7) **Brian and Deanne Gierke – Edward Jones Building**

Business Storefront Improvement Program – Grant Request - Tabled

F. NEW BUSINESS

Adjourn-meeting was adjourned at 6:00 pm

Submitted by,
