

Beulah JDA
Board Meeting Minutes
Special Meeting - July 25, 2019
4:00 PM - Beulah City Hall

Attendance: Nathan Richter, Jerry Isaak, Michael Woods, Beaver Brinkman, Vern Muscha, Scott Solem, Gloria Olheiser

Absent: Blake Seibel, Kim Kessler, Mary Lou Horning, Travis Frey, Clyde Schulz

Guests: Darrold Bertsch, Russell Duppong

- A. **Call Meeting to Order**-Nathan called the meeting to order at 4:23 pm.
- B. **Agenda Approval**- Nathan asked for a motion to approve the agenda. Gloria moved to approve the agenda; Jerry seconded. Motion carried.
- C. **Financial Report**
- 1) **Profit and Loss Statements**- Michael sent out the financial reports by email. He will provide the YTD reports to review at the August meeting. Vern moved to approve the financial reports; Gloria seconded. Motion carried.

D. OLD BUSINESS

- 1) **USDA Building**
CCCHC Request – Darrold Bertsch reported on the flooding that occurred in the CCCHC parking lot and proposals to correct the problem. He expressed his hope that JDA will work with CCCHC to address the problems to help mitigate future flooding. Preliminary plans were discussed which included changing the berm on the properties. Beaver moved to allow CCCHC to construct a berm that would be partially on the USDA building property contingent upon receipt of a plan showing where the berm would be and how it correlates with the property line; Jerry seconded; Motion carried. Based upon timing concerns in having the work completed, Nathan made a motion to amend the above motion to authorize Beaver Brinkman to determine if the berm meets specifications and approve the project accordingly; Jerry seconded. Motion on the amendments was carried.

Lease Update – Beaver reported that he and Nathan discussed the lease with USDA via a conference call. It appears that the major difference is in USDA wanting to go with rentable space rather than usable space to determine square footage. The square footage to be used in the lease needs to be agreed upon prior to negotiating the other lease terms. There was discussion regarding ways to create additional rental space by changing the entryway, exterior improvements that are needed and the cash flow on the building.
- 2) **Bylaws:** Nathan noted a few provisions that he thought should be changed or taken into consideration prior to the board's adoption of the proposed bylaws. These included the need

to create a budgetary process going forward to be in compliance with the bylaws. There was discussion about complying with open record laws and how to make the records available.

- 3) **Heritage Park Market** – There was discussion regarding the history of HPM and its relationship to JDA. It was determined that no further action was required regarding the installation of electricity at Heritage Park.

- 4) **Suites on Main – 108 West Main**
Business Storefront Improvement Program – Grant Requests – Two grant requests were submitted by Deanne Gierke for the Suites on Main improvements. It was confirmed that the money requested under the one grant application was for exterior doors and windows. Michael moved to approve \$3,807.00 the total requested under both grant requests; Beaver seconded. Motion carried.

- 5) **Brian and Deanne Gierke – Edward Jones Building**
Business Storefront Improvement Program – Grant Request – A grant request for the amount of \$1,000 was requested for reimbursement of the a new exterior sign on the Edward Jones Building. Jerry moved to approve the grant request in the amount of \$1,000.00; Gloria seconded; Motion carried.

E. NEW BUSINESS

Adjourn-meeting was adjourned at 5:36 pm

Submitted by,

Nathan Richter