

Beulah JDA Board
Meeting Minutes
May 19, 2021
4:30 PM - Beulah City Hall

Attendance: Ben Lenzen, Gloria Olheiser, Jerry Isaak, Kim Kessler, Mary Lou Horning, Scott Solem, Travis Frey, Gary Miller.

Absent: Auston Biles, Beaver Brinkman, Vern Muscha, Amanda Mohl.

A. **Call Meeting to Order-** Travis called the meeting to order @ 4:30pm.

B. **Agenda –**

Mary Lou motioned to approve the agenda as is. Kim second. Motion approved.

C. **Meeting Minutes – April 21st, 2021 –** No quorum for this meeting.

March 17th, 2021 – Kim motioned to approve March 17th meeting minutes. Mary Lou second. Motion approved.

D. **Financial Report –**

1. Profit and Loss Statements

2. Balance Sheet

Travis stated the audit was not completed. This is tables until the next board meeting. The board will be emailed April financials to review prior to the next meeting.

E. **Old Business –**

1. USDA Building

a. Offer to Purchase

Travis stated the appraisal is back for the USDA building but not the Greystone. The appraisal was not presented to the board. Ben said this is a very functioning building and it is important to keep that farm traffic. Scott told the board that whoever buys the USDA building would take over the lease.

2. Greystone

a. Put MDU electric in JDA's name

Ben motioned to put the MDU in JDA's name at the Greystone. Gloria second the motion. Motion approved.

b. Agree to new 3-year lease.

Travis reported that Beaver has someone to lease the second floor of the Greystone that previously occupied Karla Boehm, Thrivent Financial. Ben told the board he thought we should be getting exit interviews completed from tenants when they terminate leases of our property. Ben also asked where the board is at regarding a property manager for the JDA properties. Scott asked which business is going in the second floor, he felt the rent be determined by the business or person renting the property. Ben asked about repairs and maintenance for the Greystone and where we stand with that. Scott felt there are some items to review prior to a decision being made. Travis said he will schedule a **Special Meeting** and notify the board.

c. Abstracts -

Travis reported that Beaver received the abstracts for Country Kettle and Greystone properties. A copy of the abstract for Country Kettle has been given to Losson Leonard and the other copy will be held at City Hall as well as a copy of the Greystone property.

3. Bylaws-Approval

The Board discussed some of the changes to the bylaws such as term limits and attendance. Nathan did send out to the board the most current version of the bylaws after the committee had met. These were not voted on until the board would have more time to review.

4. Program Offerings – Strategic Plan

Jerry informed the board that there had not been a meeting of the committee yet which is Nathan, Beaver and Jerry.

Kim asked how can the board offer all programs and have enough money to do so. Kim suggested revolving cycles. Kim commented that in Bowman, there is one board that covers Chamber, CVB, JDA, Hospitality & Lodging. Bowman pays 30% for the Flex Pace loans and the new business owner pays back in 5 years.

Scott stated there will have to be specific guidelines so there isn't any double dipping. The business or property owner receiving JDA programs and then the tenant receiving programs as well.

F. New Business –

1. Knife River Saddlery – Inventory Grant Request

This business is in a residence. Ben offered a loan rather than a grant. Beaver will need to visit with the business more before a decision can be made.

2. Store Front Kandi Lindeman –

Kandi would like a sign for her business on the building. Scott made the motion to approve. Ben second. Discussion according to zoning and lease with USDA, any signage can be where currently located at the USDA building. The JDA Board prefers that no signs be placed on the building. Motion failed.

3. Kettle – Abstract

Country Kettle's abstract should be ready soon.

4. Refinance Bakery

Discussion to extend the refinance the bakery at the same percent they are currently at took place. Mary Lou made the motion to refinance. Kim second. Motion approved.

G. Other Business –

1. Other Discussion – board discussed to have the Greystone refinanced as well to get that to a 5% -6% rate. This will be discussed at next meeting.

The regular scheduled board meeting is Wednesday, June 16th @ 4:30pm @ Beulah City Hall.

Adjourn-meeting was adjourned at 5:29pm

Respectfully submitted by,
Gloria Olheiser
Beulah JDA Secretary