

JDA Meeting
October 19, 2022
Beulah City Hall

Present: Auston Biles, Ben Lenzen, Nathan Richter, Kim Kessler, Vern Muscha, by phone: Mary Lou Horning

Absent: Beaver Brinkman, Scott Solem

Guests: Deanne Gierke, Destinee Jensen (arrived at 4:36 pm)

Chairman Richter called the meeting to order at 4:30 pm

The agenda was reviewed and two additions were requested under new business including adding an additional person to sign checks for the JDA and a new program offering for the board to discuss. Ben moved to approve the agenda as amended; Mary Lou seconded. All in favor, motion carried.

The proposed revisions of the minutes from the June 22, July 20, July 27 and August 10 meetings that were previously approved were reviewed. A few errors and misspellings were identified after the fact and the revisions are to make them more accurate before posting them on the city website. Kim moved to approve the revised minutes as presented, Auston seconded. All in favor, motion carried.

Minutes from the last meeting on September 21, 2022 were reviewed. The second to the motion to have Renee do the minutes for JDA was made by Vern and added to the minutes. Auston moved to approve the amended minutes from September 21, 2022, Mary Lou seconded. All in favor, motion carried.

Financials were not presented and were tabled until the next meeting.

OLD BUSINESS

USDA building

There are no updates to present. A question from guest Deanne Gierke was made, asking if JDA is selling the building. Nathan responded saying that the USDA building is not for sale.

Greystone

The appraisal is expected to be done in November. Protocol for selling the building and keeping offers confidential was briefly discussed. Other discussion was tabled until the full board is present. Discussion was also held regarding verbal suggestions from the public and any offers regarding JDA property. Questions should be in written form before presented to the JDA board of directors.

NEW BUSINESS

City Council

The mill levy for JDA was voted on by the city council last week. The vote kept JDA's mill levy the same. The budget will continue as planned. Discussion was tabled until Beaver and Scott are in attendance.

Rent assistance request

Destinee Jensen of Photography by Destinee was present to request assistance in rent for a possible change in location. The new location is not available yet. Mary Lou moved to table the rental assistance request; Vern seconded. Discussion ensued regarding the need to develop structure for this new program. Destinee was asked to update Nathan regarding the proposed move-in date. All were in favor, motion carried.

Checking accounts – Mary Lou offered to be available and be the additional signer for the JDA checking accounts through the end of the year. Kim moved to approve Mary Lou as an additional signer; Vern seconded. All in favor, motion carried.

New Program offering: A Sign-On Bonus program for all businesses to offer to new hires for some positions was presented. Discussion was tabled until the next JDA meeting.

Guest Deanne Gierke

Deanne raised a concern on the Rental Assistance Program. There was discussion regarding a situation where rent was raised by a landlord because of the potential for rental assistance the tenant could have received under the new JDA program.

Deanne also asked the JDA to consider a program for any business that is remodeling or renovating a building to assist with the requirements for handicap accessible upgrades. These upgrades can be very expensive and could hinder a business from upgrading or renovating a building.

Kim moved to adjourn at 6:00 pm, Auston seconded. All in favor, motion carried