

Minutes of Beulah JDA  
April 20, 2022

Present: Beaver Brinkman, Austin Biles, Jerry Isaak, Scott Solem, Mary Lou Horning, Kim Kessler, Nathan Richter.

Nathan called the meeting to order at 4:45 pm.

A motion was made by Jerry, 2<sup>nd</sup> by Austin to appoint Kim as temporary secretary and record the minutes. All were in favor, motion carried.

A motion was made by Jerry, 2<sup>nd</sup> by Austin to remove Amanda Mohl as secretary of JDA. All were in favor, motion carried.

Agenda item was added for USDA building, heating & air discussion. Scott moved to approve agenda with that addition, Mary Lou 2<sup>nd</sup>. All were in favor, motion carried.

Minutes from our last meeting were reviewed. Beaver moved to approve, Jerry 2<sup>nd</sup>. All in favor, motion carried.

Financials were reviewed. Beaver moved to approve the financial report, Scott 2<sup>nd</sup>. All were in favor, motion carried.

USDA:

- Discussion was held regarding maintenance of USDA. Jerry made a motion to fix shingles, Austin 2<sup>nd</sup>. All in favor, motion carried.
- Aramark contract was discussed. Beaver moved to investigate ending the Aramark contract, Jerry 2<sup>nd</sup>. All were in favor, motion carried.

Vern joined the meeting at 5:02pm

Greystone:

- purchasing an awning to cover the front door was discussed. The front door swells and is hard to open when it is hot outside. Indigo Signs has been used for awnings at other businesses and have held up well. Mary Lou offered to get an estimate from Indigo signs and Beaver will get one other estimate for awnings for the East door and South door.
- The lease for the Candy Store at the Greystone was discussed. Talking to Shiloh to find out her needs before approving a new lease was decided.
- Installing a panic bar on the elevator door was discussed. A motion was made by Austin to move forward with the purchase of a timer w/lock mechanism for the elevator door, if under \$1500. Jerry 2<sup>nd</sup>. All were in favor, motion carried.

#### Property Management discussion

- Discussion was held regarding our needs in a maintenance person. A person that tenants could call when there is an issue, and a person to call licensed plumber or electrician when needed, or line up contractors. Scott and Austin offered to check with someone they know for property management.

#### Flex Pace Buydown requests:

- Nick Meissner, Sapper Fitness request was discussed. An informational form was requested for any buy-down requests. We will need to hold a special meeting to approve this buy-down request in a timely manner.
- Michael Munion & Kearstyn Couch request was discussed. Approaching MCED to have a county level mill was brought up. Possibly paying back the buy-down if outside our zip code. Also discussed the school district being a good example of our 'reach'. Beaver will get this discussion to the City Council Agenda at their next meeting. Also discussed bringing this to Mercer County agenda also.

Austin left the meeting at 5:50 pm

#### Nursing home renovations:

- A request was made for up to \$10,000 for architectural drawings for remodeling the old nursing home.
- The library renovation is the majority of the project, along with the addition of developing space for a Day Care Center.
- Ownership is preferred to be the city of Beulah or a Foundation or a combination.
- Because of the day care, there is a possibility of many grant dollars. The day care is directly related to job retention in our community. Day care is a huge need in our community; 194 child care spaces is an estimated need for Mercer County.
- The new Library space would be up to 4x what it currently is and would offer several new programs and services.
- Energy sector would be approached to contribute to the daycare and lease spots for their employees.
- City will have much cost in donating the building, donating the land, and demo costs of parts of the building.
- This project would be a monumental and beneficial project for our city, while creating a lot of jobs.

Jerry moved to approve \$10,000 for architectural drawings for the renovation of the old nursing home. Mary Lou 2<sup>nd</sup>. All were in favor, motion carried.

#### B'Dolce's buy-down request:

- Discussion was held regarding information needed for the JDA to understand the path forward.

Jerry made a motion to remove Amanda Mohl as an authorized signer for JDA. Vern 2<sup>nd</sup>. All were in favor, motion carried.

Other agenda items were tabled for our next meeting.

Meeting was adjourned at 6:30pm.