

**Beulah JDA  
Board Meeting Minutes  
Special Meeting on March 4, 2021  
12:00 PM  
Beulah City Hall**

**Attendance:** Travis Frey, Vern Muscha, Ben Lenzen, Beaver Brinkman, Jerry Isaak, Mary Lou Horning (by phone), Scott Solem (by phone), Gary Miller, Auston Biles (by phone), Amanda Mohl

**Absent:** Gloria Olheiser, Kim Kessler, Nathan Richter,

A. **Call Meeting to Order**-Travis called the meeting to order at 11:59 am.

**B. Comfort Station at Sun Valley RV Park**

The Beulah City Council has made JDA an offer to purchase the Comfort Station located in the Sun Valley RV Park. The offer of \$10,955.84 was determined by the amount JDA owes to the City for Beaver's services for the time spent on the USDA project on behalf of JDA.

A brief history of what is known regarding the Comfort Station was provided. It included:

- The building was built in 2009 with City tax dollars.
- The money was provided to JDA for the specific purpose of building the Comfort Station. The funds were not received through a Mill Levy.
- It appears that the purpose of having JDA undertake the construction provided a mechanism to streamline the process due to restrictions the City had that JDA did not.
- The cost to build the Comfort Station was \$158,874. \$3370.80 was paid by the City to provide the camera system.

The issue of ownership came up in the City's most recent proposal to lease or sell the campground property. Including the Comfort Station in the transaction is an integral part of the transfer. The City has received three bids on the property.

Discussion included concerns about future precedent being set regarding other JDA owned properties such as the Greystone and USDA buildings. Brinkman proposed JDA undertaking verification of ownership of the various JDA properties and the relationship of the entities.

Solem counseled that because it is only ownership of the building that is being transferred and not the underlying property, only a bill of sale will be required for the transfer to be completed.

Lenzen moved that JDA transfer title of the building to the City as proposed; seconded by Muscha. The motion was clarified that JDA is to give ownership of the Comfort Station to the City of Beulah for a payment of \$10,955.85 [Noted that it is not the true value of the building]. Brinkman moved there be an amendment under which it is set out that the transfer is to be a one-time occurrence and does not set a precedent for other JDA owned properties; seconded by Miller; amendment approved. Roll call vote on the primary motion was Lenzen, Brinkman, Muscha, Mohl, Miller, Horning, Biles, Solem in favor with Frey and Isaak abstaining. Motion carried.

**Adjourn**-meeting was adjourned at 12:41 pm

Submitted by,  
Beaver Brinkman  
Beulah JDA