

The monthly Beulah JDA Meeting was held Wednesday, December 20th, 2017, Noon, Beulah City Hall.

Present: Nathan Richter, Darrell Bjerke, John Phillips, Clyde Schulz, Scott Solem

Absent: Mark Pierce, Mary Lou Horning, Dave Ripplinger, Gloria Olheiser

Also in Attendance: Cody Gunstenson, Buxton Group and Beulah Chamber Director and Board Members for the Buxton Presentation

Following the Buxton Group presentation and discussion with both the Chamber participants and JDA board members on how to move forward using the analytical information they can provide to grow Beulah and help increase the shop local concept Chairman Bjerke called the meeting to order to discuss select agenda topics as the presentation took longer than anticipated with the discussion following.

Minutes of the September 20th, 2017 meeting were reviewed. There being no corrections or additions motion by Schulz to approve the minutes as presented. Seconded by Richter. Motion Carried. Phillips then asked if there were any questions on the October/November, 2017 financial statements that were emailed to board members. There being no questions motion by Solem to approve the financials as presented. Seconded by Richter. Motion Carried. Bjerke asked if there were any additions to the agenda there being none the meeting continued.

OLD BUSINESS

Wellness Center

Schulz reported the Wellness Center construction continues to move forward and they have now started selling memberships.

Plumbing Business

Phillips reported Hot Shot Plumbing and Heating, owner Aaron McGrath was introduced as a new business at the December 18th City Council Meeting.

Identifying Arts in the Community

Phillips briefly mentioned the importance of somehow engaging and working to make the Arts visible in the Community. Further discussion and planning will need to be worked on as is something identified in the Main Street Initiative as an initiative.

NEW BUSINESS

RETAIL BUSINESS / SERVICE NEEDS – NEW/EXPANSION / RECRUITMENT –
(Gloria Olheiser, Dan Schmidt, Mark Pierce)

- ✓ **New Business Opportunities**

Phillips reported work continues with the bowling alley possible opening. There are still a number of hurdles with the owners to overcome with price of the building and who will be responsible with fixing the machines and interior maintenance/upgrades. The roof still is a major problem that is causing significant deterioration on the inside of the building and it doesn't appear that a fix is scheduled at this time.

- ✓ Geordan Travers buildings are still available for business incubator locations.

INDUSTRY/COMMERCIAL – (John Phillips, Scott Solem)

- ✓ Phillips Commented on an upcoming meeting with industry and the importance of developing a direct working relationship with all the industries in the area. Further discussion ensued relative to the importance of diversifying the economy in Beulah and Mercer County. Thoughts would be to increase the job opportunities and hopefully be able to provide spousal employment.

BUILDINGS AND PROPERTIES-PROPERTY INVESTMENT – (John Phillips, Darrell Bjerke, Scott Solem)

- ✓ **Greystone Building**

The gift store that is pursuing a lease for the 3rd floor of the Greystone has targeted a March opening.

Gloria continues to work with vendors setting up on the 3rd floor of the Greystone for the annual Christmas walk around.

- ✓ **JDA Owned Buildings Repairs/Renovations**

Phillips reported work continues on the Greystone entrance. A sill plate needs to be adjusted and new flooring is planned in the entry.

- ✓ **Main Street Building Retrofit**

It was reported a private developer is looking at a possible retrofit of the Pawn Shop building on Main Street.

CITY REVITALIZATION (Mark Pierce, Dan Schmidt)

- ✓ **B'Dolce's Bakery Project**

The building retrofit continues to move forward but continues to be behind schedule. Meetings will be set up with the contractor and discuss an end of January completion date.

- ✓ **Marketing Proposal**

The City and JDA continue to work on the new website with plans to go live the end of January or not later than mid-February. Plans are to make it more user friendly with the ability to do much of the updating.

In the absence of Gloria there was no update on the Heritage Park summer plans.

HOUSING AND PROPERTY DEVELOPMENT – (Mary Lou Horning, Darrell Bjerke, John Phillips)

✓ **Single Family**

The housing market continues to be soft and apartment vacancies are increasing with the completion of the Urea plant project at Dakota Gasification.

✓ **Shovel Ready Buildable Property**

There is no change in the availability of commercial and industrial site availability at the present time. It was also reported the City of Beulah will be starting a Comprehensive Land Use Plan.

✓ **Funding Assistance Requests**

Phillips presented the Lynn Huffman/Beulah Vision flex pace request for an interest buy down. After reviewing the Business Plan and financials there was a motion by Richter, Seconded by Schulz to approve an interest buy down to 2% and participate for 5 years with a community participation match of \$3,772.17. Motion Carried Unanimous.

✓ **Other Business**

Brief discussion ensued regarding the Main Street Initiative and how the City would become engaged in the effort.

There being no further business, Meeting Adjourned.