

The monthly Beulah JDA Meeting was held Wednesday, January 24, 2017, 4:30 pm, Beulah City Hall.

Present: John Phillips, Darrell Bjerke, Sarah Tunge, Dwight Hatzenbuhler, Clyde Schulz, Gloria Olheiser, Mark Pierce, Scott Solem

Absent: Dan Schmidt, Mary Lou Horning

Also not in Attendance: Kate Johnson (Recorder)

Chairman Bjerke called the meeting to order. Minutes of the October 12, 2016 meeting were reviewed. Motion by Schulz to approve the minutes as sent out. Seconded by Olheiser. Motion Carried. He continued the meeting asking if there were any additions to the agenda. There being none it was approved as presented. Phillips asked if there were any questions on the September thru December, 2016 financial reports that are emailed to board members. There being no questions/discussion motion by Ohlheiser to approve the financials as presented. Seconded by Hatzenbuhler. Motion Carried. .

OLD BUSINESS

✓ **Wellness Center**

Schulz reported the architectural construction drawings are complete and Roers Construction has been selected as the Construction Manager for the project. He continued the project is out for bids and bids will be opened the 3rd week in March. He continued his report stating they are possibly planning to haul fill material to the site prior to road restrictions and that material is being supplies by Coyote Station and North American Coal. A staging area for equipment and materials is being addressed.

✓ **Specialty Restaurants**

Phillips reported the Chinese Restaurant, that has visited Beulah, continues to have an interest in a potential Beulah location. Discussion ensued relative to a building location if the Cub Outlet store finds a satisfactory alternative site. Hatzenbuhler reported the Mexican Restaurant is pursuing a remodeled location in the Hook Line and Sinker building at the junction of Hwy 200 and 1806.

NEW BUSINESS

RETAIL BUSINESS / SERVICE NEEDS – NEW/EXPANSION / RECRUITMENT –

(Gloria Ohlheiser, Dan Schmidt, Mark Pierce)

✓ **New Business Opportunities**

Phillips reported he continues to work with an individual that is interested in opening the former Grandview operation. The individual continues to refine his business plan and work is in progress to bring the building to a workable site so it can be opened and operated as a business.

- ✓ Phillips also reported a barber shop continues to express an interest in opening a business in Beulah and a location is being pursued.

INDUSTRY/COMMERCIAL – (John Phillips, Scott Solem)

It was reported there are again no leads for a business startup or expansion in the manufacturing/service sector expressing an interest in the Beulah/Mercer County location.

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

- ✓ **Main Street Lease Building**

Phillips reported there have been several sewer issues in that building over the past 18 months and plans are being reviewed how best to permanently resolve the problems. Pierce recommended contacting HA Thompson about a sleeving process they have done on several instances at Coteau Properties. Roto Rooter was also recommended to contact and discuss a maintenance / permanent fix.

- ✓ **Greystone Building**

Olheiser reported she continues to work with vendors and home based businesses to try and get them to participate in an incubator business concept on the third floor of the Greystone to gain more customer exposure and grow their businesses. Thoughts are they would be open 2 or 3 days a week for selected hours to begin the process.

CITY REVITALIZATION (Stacey McLaughlin, Mark Pierce, Dan Schmidt, Sarah Tunge)

- ✓ **B'Dolce's Bakery Project**

Phillips discussed the 4 cost proposals to retrofit the Geggelman building on Main Street for the bakery. After a review of the proposals submitted and discussing possible financing it was determine the cost was too high to continue plans for utilizing that location. An alternate main street location was discussed and will have a conceptual drawing completed to determine the renovation necessary for the bakery location.

- ✓ **Club Store Outlet**

Phillips presented a proposal to renovate the former Spier Building currently owned by Scott Solem. After reviewing the proposal Scott will determine whether or not he will move forward with the retrofit of the building. Further discussion ensued relative to possibly using the Main Street Frontage for a specialty restaurant and another portion of it for the barber shop that is pursuing a main street location.

- ✓ **City Events**

✓ **City Marketing Plan**

A somewhat lengthy discussion again ensued on how to better market Beulah, retain retirees and encourage the new hires in the area to choose Beulah/Mercer County the place they want to make their home. Billboard signing was addressed and it being determined it would be very expensive to place a billboard in a prime location and then how do you determine the value? We talked about the marketing incentives for new home construction and Bjerke reminded everyone of the \$150,000 new home 2 year tax exemption. Social media was also addressed and again everyone was informed the City has a webpage to market special happenings and events.

Tunge informed the board the new CVB promotion piece had just arrived in her office today and they would be available for distribution.

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

✓ **Single Family**

Bjerke informed those in attendance the City had just completed an ad to market the new subdivision lots that are available for single family home new construction.

✓ **Shovel Ready Buildable Property**

The continued lack of commercial and industrial site availability was again address as an issue limiting Beulah's retail growth and jobs creation.

✓ **Funding Assistance Requests**

No requests

Other Business

✓ Chamber / CVB Event Updates – Tunge reported the CVB is having a booth at the Bismarck Sport Show in February.

✓ Bjerke commented on the new apartment building being available for Essential Service Workers and also the City will be sponsoring the Mayor for a Day event in conjunction with the school.

✓ Questions were raised by those in attendance on the status of the former Bowling Alley. Thoughts were expressed maybe something could be pursued for providing an opportunity for a teen and older youth gathering area. It was also felt there is interest in league bowling again and the bar and restaurant could be a nice specialty, pizza restaurant. Bjerke volunteered to contact Charity Mohl and see if she has any interest in opening the facility.

There being no further business, meeting adjourned.