

## **Beulah JDA Meeting Minutes**

**March 15, 2023**

**4:30 PM – Beulah City Hall**

**Members Present - Auston Biles, Beaver Brinkman, Mary Lou Horning, Nathan Richter, Kim Kessler (by Zoom), Vern Muscha (by phone at 5:13 pm), Scott Solem (at 5:33 pm)**

**Members Absent – Ben Lenzen**

A. Auston called the Meeting to Order at 5:06 pm

B. Approval of February Meeting Minutes

A few members indicated that they had not received the meeting minutes for the two meetings in February. Beaver moved to table the approval until the April meeting, Nathan seconded. Motion approved unanimously.

C. Additions to the Agenda

Add the Financial Report as C-1 and a discussion on working with the Beulah Beacon to feature local businesses under New Business. Nathan moved to approve the agenda with the additions, Mary Lou seconded. Motion approved unanimously.

C-1 Financial Report

The financials reports were sent out prior to the meeting. Beaver noted that there were one time expenses included for EAPC and Solem Law under legal and professional expenses. The deposits of funds in certificate of deposits is still holding on the banks completing the necessary paperwork. Beaver moved approval of the financial reports as provided. Mary Lou seconded. Motion approved unanimously.

**D. UNFINISHED BUSINESS**

### **Greystone Building**

Mary Lou reported that she had not received a copy of the full appraisal. Beaver will send out a copy to everyone for the next meeting.

Beaver reported that he met with electricians at the Greystone to see about getting a bid for the cost of new lighting. The bid would be used in seeking a federal grant that would provide up to 80% of the project cost. The building's sign will also be included in the bid. The proposal will be discussed at a future meeting when received.

### **Ankle and Foot Store**

Beaver reported that the lease is ready to be signed by the business owners. The beginning date under the lease is April 1. The lease agreement provides for JDA to pay its portion of the rent to the business owner on a quarterly basis. The lease term will be for 3 years.

### **Program and Application – Second Reading**

Beaver distributed copies of the program descriptions and application which include the changes approved at the last meeting. He noted that they have already been posted on the website to make them available. It was clarified that applicants may make more than one request. Beaver moved approval of the program descriptions and application as presented, Mary Lou seconded. Motion approved unanimously.

### **Red Door Rental of 3<sup>rd</sup> Floor Space at the Greystone Building**

Beaver is working on drafting the lease agreement for Red Door's use of the 3<sup>rd</sup> floor space. The rent will be \$250 per month on a month to month basis.

## **E. NEW BUSINESS**

### **Country Kettle Sign Application**

The Country Kettle has submitted an application for funding assistance for a new sign under the Storefront/Signage Assistance Program. The information was sent out prior to meeting for JDA to review. There was some discussion on the information provided on the application and the need to be sure it is consistent going forward. Nathan moved approval of \$1,000 to the Country Kettle under the Storefront/Signage Assistance Program, Beaver seconded. Motion approved unanimously.

### **Lighting Grant for Greystone Building**

Discussion was included under Unfinished Business.

### **Proposed Addition to Program List – Tax Incentives**

Beaver proposed JDA consider including a tax incentive program for new businesses along with the other available programs that are offered. It had been offered in the past however 2015 was the last time it was used. Beaver will research the details. Discussion included the need for the proposal to go before City Council for approval. It was understood that applications would be submitted to JDA for review and then presented to council for final approval.

### **Annual Audit Preparations**

Beaver reported that audit preparations have started.

### **Multi-Shop Proposal**

Auston proposed JDA consider providing a multi-shop building that commercial/trade businesses would be able to utilize for their individual shop space. Beaver noted that it would provide benefits in trying to attract different trade services to locate in Beulah. Scott confirmed that he is aware of a number of persons who have expressed interest in the concept.

### **Meeting Time to Move to 5:00 pm CT**

Beaver moved to approve scheduling regular meetings to start at 5:00 pm CT going forward, Nathan seconded. Approved unanimously.

### **Newspaper Proposal**

Auston raised the idea for JDA to partner with the Beulah Beacon in featuring a different Beulah business on a regular basis.

The posting of JDA's meeting minutes was questioned. It was confirmed that the minutes are posted once they have been approved by the board.

Meeting adjourned at 5:50 pm.