

Beulah JDA Meeting Minutes

May 17, 2023

5:00 PM – Beulah City Hall

Members Present - Auston Biles, Beaver Brinkman (by phone), Mary Lou Horning, Ben Lenzen, Nathan Richter (by phone), Scott Solem (arrived 5:05 pm), Vern Muscha (by phone at 5:07 pm) and Kim Kessler (arrived 5:10 pm)

A. Auston called the Meeting to Order at 5:04 pm

B. Additions and Approval of Agenda

There were no additions to the agenda. Nathan moved to approve the agenda as presented; Mary Lou seconded. Motion approved unanimously.

C. Approval of Meeting Minutes – February 15, February 27, March 15, March 30 and April 19.

Beaver moved approval of the February 15, 2023; February 27, 2023; March 15, 2023; March 30, 2023; and April 19, 2023 minutes; Nathan seconded. Motion approved unanimously.

There was discussion on the need for more timely approval of the meeting minutes.

D. Financial Report

The Financial Reports were provided prior to the meeting. Mary Lou questioned payments under the bank statement for \$12,000. It is a combination of professional expenses including funding approved on behalf of the Library. Beaver moved approval of the financial reports as presented; Nathan seconded. Motion approved unanimously.

Beaver reported that the audit report noted one transaction that will require a journal entry. Nathan questioned the audit note that indicated there were no liens on JDA properties. It was determined that this note is in error. Beaver will follow up with the auditors when he meets with them. Ben noted he would like to participate in the meeting when it is scheduled.

E. UNFINISHED BUSINESS

Marketing JDA

Beaver reported that he has contacted Golden Shovel to see what recommendations they would be able to offer. Golden Shovel is the company that CVB has worked with in developing its marketing strategies.

Main Street Project Signage and Storefronts

Beaver noted that he is still working on identifying an architectural company that has expertise in storefronts.

F. NEW BUSINESS

Partition of Third Floor of Greystone Building

Fireside Office has been out to look at the third floor of the Greystone Building and to provide an estimate to partition the space for more than one tenant. The one potential tenant is no longer interested as it has secured office space elsewhere.

Future Direction Discussion

Beaver restated his position that JDA needs to look at ways to be proactive in marketing its programs to businesses in the community. He also asked JDA to seriously consider establishing a housing incentive program.

Nathan noted that daycare is a key component in assisting businesses with staffing needs. There was discussion on the difficulty in finding public funding for a daycare. The North Dakota legislature did approve \$3 million for new daycare infrastructure, however individual grants are greatly reduced given the need to distribute those funds statewide. Beaver is looking at ways in which income districts would be identified in order to increase eligibility for grant funding. There was a consensus that hiring a grant writer would be advantageous, however that is not currently financially feasible.

Chamber Membership

Ashley Baker has asked to meet with the JDA board to propose JDA becoming a member of the Chamber. There was discussion on the City being a member which would include JDA. Auston will follow up with Ashley to invite her to attend a regular board meeting.

Meeting adjourned at 6:15 pm.