**Tuesday, January 3rd, 2023 5:30pm**

**Meeting called to order at 5:31pm**

**In Attendance:**

Travis Henderson, Ryan Fredregill, Katie Mills, Amanda Moorman, Katie Petermeier, John Northrup, Stephen Van Beek

**Order of Events:**

-Survey

-Bylaws

-Workshop

-Westfield Horizons

-Marketing

-Chamber & Hometown Pride Representative

-Nursing Home

-East Ave Lots

-Trailer Park Lots

-Bills Payable

**Survey**

Discussion of updating the survey- it will be available both online and in paper form.

 -Paper form available in two locations in town (possibly at post office and at Travis’ office)

 -Online form would be posted to our Facebook page (we could create a survey monkey

 or a Google Form available to be filled out)

Discussed adding in a few more questions to update and provide more information on Baxter residents since the last survey was done several years ago

 -Demographics

 -Type of Household

 -Why did you move to Baxter/Why do you live in Baxter?

 -Work from home/commute/hybrid/work local

Drawing incentive discussed for those who fill out and return the survey

 -$100 in Baxter Bucks? (we would have to work out those details of Baxter Bucks)

 -We would also have to decide if it needs to be turned in by a certain date

**Bylaws**

Mission & Vision Statement:

 We currently do not have either.

 Please bring ideas of what you think our mission and vision statement should be for

 BEDCO to our next meeting. Everyone is welcome to work on this!

Updating Bylaws?

The ones we currently hold are dated and have not been updated. It has term

restrictions, etc. We did discuss just removing these bylaws, but this is something that we would need to look into how to go about doing. Amanda Moorman is going to look into this.

Meetings:

Continue on with 1st Monday of each month @ 5:30pm

**Workshop**

Spring Workshop Collab with local councils

-Northrup mentioned that this is something that they currently do already with the school

usually in the spring time as well. This would include Chamber, Council, School board, etc. where we can all come together and discuss, work together. Approximately a two hour meeting.

 -We would like to have our attorney present as we would then be able to present our

 mission & vision statement along with our new Bylaws to update.

Katie talking with Bryan D about details

**Westfield Horizons**

Current pricing of Phase IV lots is about as is ($40K), could maybe drop $5K.

-13 Total lots in Phase IV, currently only 2 have sold.

-Before we would be able to start on Phase V, we would need to have at least half of the lots in Phase IV sold

Listing Agreement

 -Currently we have a listing agreement (contract) with Neil & Stephanie, but it should be up soon

 -Neil & Steph are scheduled to present at our next meeting, from there we will be able to

 decide if we will go forth with only them selling the lots or if we would like to bring in other realtors.

Cost

 -We purchased Westfield for $400K originally and have been paying on it for two years.

-We did not have the exact number at our meeting, however it is estimated that we still owe around $300-$350K.

**Marketing**

Katie is continuing to work closely with Lindsay Black

We discussed things we would like to add to our marketing plan for Baxter

 -Bike Trail

 -School

 -Proximity

**Representatives**

It was discussed to have a representative from both the Hometown Pride committee and the Baxter Chamber of Commerce at our meetings.

 -Marie VanBeek for Hometown Pride

 -Natalie Moorman for Chamber

Amanda Moorman is going to reach out to both of them.

**Nursing Home**

Asbestos has been removed from the building, but it sounds like now they are at a standstill. Next steps are very costly with a rubber roof.

**East Ave Lots**

Bill Dagget expressed his family's interest in buying one to two lots on East Ave.

-Each lot would be around $30K.

-Would he be interested in Westfield Horizons or Trailer Park lots?

Travis Henderson is going to reach out to him and discuss further.

**Trailer Park Lots**

There was discussion about the possibility of splitting the trailer park into a couple of lots and selling them to develop duplexes. There were a couple of contacts we spoke of that might be interested in that work.

 -Rob Meyer

 -Nathan VanMannen

$100K for all

**Bills Payable**

We are being assessed for the S West Ave Project (Curb and Gutter)

 -$5,037.97