**BEDCO August Meeting Minutes**

*8/7/2023*

*Meeting called to order at 5:37pm*

*Members present: Katie Petermeier, Katie Wilson, Stephen Van Beek, Amanda Moorman, Mike Manship, Jon Northrup, Ryan Fredregill, Travis Henderson*

* **JEDCO Update-**

See email from Jeff Davidson

* **Chamber Update-**

-Grant filed for, was awarded for $3,000 to complete main street beautification. October 1st install date. Katie, Bryce, and Amanda will help with installation and placement, more help is welcome. Installations will be between the city building and the end of main street.

-Volunteer Recognition week was completed last week. We had around nine volunteers to help put these bags together. Bags were filled with donations from community/businesses.

-The camping event originally scheduled for September has been postponed due to waiting for the shelter house being incomplete and the cell tower not complete as well. Timeline for the shelter house would hopefully be in fall.

-Hillbilly bike ride was held in July, several businesses participated however bike ride numbers were down.

-Chamber had a table during Fun Days and promoted the Hilltop Haven open house.

-Hilltop Haven’s open house was the biggest ribbon cutting/open house the chamber has had to date.

-Natalie has met with a new business in town- a masonry that lays brick and stone for both commercial and residential. 3 generation mason.

-Library anniversary (40th) August 16th. \*Social Media post\* cc Jeff Davidson on email.

-Head of the Trail: DNR, Mayor, Katie, Genn have all been involved with updating the caboose in town. The DNR has stated they are not interested in removing the caboose, next meeting is to discuss what the next steps are.

-Erin with the city has updated a few items on the city website.

-Updates were made to the Geise Park playground, some things needed to be fixed and updated. Bryce is working on keeping the grounds maintained. There is an annual budget to maintain and it will only be designated to the playground area. Please let Chambe or City know if you see anything that needs attention in the playground area.

-Verizon tower- there was an issue with the easement. Completion date is tentatively scheduled for the end of August, beginning September. We are hoping that closer to this time we can put focus into shelter house, camping spots, etc.

-Two trees were donated for Geise Park, Bryce is working on where to purchase these from and if more can be purchased.

* **Marketing Update-**

-Lindsay Black has now moved to a realtor position, so she has decided to step away from consulting us to avoid any conflict of interest.

-Bri, Mickolyn, and Katie P. will be working on the start of taking footage for video. Video possibly ready for the spring. Bri would like to be in contact with Mike to talk about the drone.

-Steph and Neil updates- no sales.

* **Nursing home visit with Stephen**

-Stephen met with Kevin Osborn for a bid to demolish the building. Basement floor would remain in place. Foundation walls would be left 4-5 below grade. Crawl spaces would be to be determined. Bryce is provided abatement information.

-There was a big discussion on what BEDCO feels is best for the nursing home lot. Commercial vs. Residential

* **Trailer Park Update/RFP**

-Deal with Dan Kunkel was voided due to lack of communication and not hearing back for over 70 days. Dan was given deadlines and did not meet the deadlines. Further discussion in closed session.

* **Fiber Optic Update**

-Letters are looking to be submitted by this Friday, the more letters the better. Katie has a template if needed.

Please return your letters to Katie and she will send them on.

* **Essential Services Levy**
  + **Reach out to Randi to confirm town hall dates**

**City Council Meeting August 14th**

-Katie will be speaking at this meeting to discuss the nursing home lot, communication between the two groups, and the future of that area.

-The city has not accepted any offers currently on the nursing home lot.

* **Caleb with MIPA(Mid Iowa Planning Agreements)**

-H&A Grant are not forgiving. They will look at housing stock, tell you what your zoning code needs. H&A is just a plan. Housing needs assessor.

-Boost Grant just started recently. Helps cover costs with more of a holistic look at the community. It cannot be just BEDCO, you need residents not involved in committees. Boost is more looking at the big picture, not just housing. You need a separate committee through Empower, the city has to give approval. They are currently working in Woodward.

-Both are grant based, Boost does quite a bit of follow up. Housing assessment would need to be up to date, usually within the last 15-20 years. Mayor, two council members, high schooler, lifer, moved away and came back, Caleb can be a committee member, business owner in town, business owner out of town.

-Cost matches $5,000 with Boost, they give you $10K. We can bring it up to the city council to split the cost, so both would pay $2,500.

-Empower All Iowa

* **Baxter Family Market**

-Reorganization was completed recently, it has bumped their revenue about $3K a week. The last three shipments received from Best Choice have been pretty large. They did remove about 40 shelving units. They are thinking about the way they are doing things now, they do think that they will do good this winter as well.

**Open Floor to All-**

* Natalie shared that there is a lot of suggestion from the community for BEDCO to look into housing that would be best suitable for senior living. No stairs, zero entry, smaller housing, etc.
* Natalie encourages us to look into smaller businesses in town, developing small shops, etc.
* Natalie also shared that she has spoken with Bryan DeJong in regards to all committees working together in order to make Baxter grow and do great things. Including small businesses, EMT/Fire, etc.