**BEDCO - July Meeting**

Wednesday, July 5th, 2023

**Mission Statement:** BEDCO is committed to enabling economic growth by facilitating the development of housing and new businesses, providing support and solutions to existing businesses, as well as protecting the small-town values that make Baxter an excellent community to call home.

**Agenda:**

* JEDCO Update - Jeff Davidson
* Chamber Update - Natalie Moorman
* Realtor Reports
* Trailer Park Update
* East Avenue/Nursing Home
* Essential Services Levy Grant
* WFH Phase 5
* Baxter Fun Days
* Vote Required Items
* **Open Forum; Five Minutes (Maximum) Per Person**
* **Closed Session (If Necessary)**

**Next Meeting is August 7th at 5:30pm**

**JEDCO Update: Jeff Davidson (From Jeff’s Email, he is unable to attend this evening)**

Circumstances have come together in July which will allow my family and I to visit the Italian exchange student who lived with us in 2014 when my daughter was a junior in high school.  I will depart on June 30 and return July 12.  During this time JEDCO will effectively be closed and my contact information will reflect this accordingly.  Bailey Leadership initiative will be monitoring the JEDCO phone and email during this time in addition to their usual duties with the website and social media.  Feel free to contact Regenia with any concerns during my absence.

Chairperson Mast and I have also decided to cancel the July JEDCO Board meeting which was to have taken place on July 18.  There are no pressing matters requiring official action of the Board, and I would not have time to put together the meeting packet anyway.  I am anticipating a JEDCO Facade Grant application when I return and we can consider that via email vote.  A couple other updates:

1.  Payments were made recently for the two Colfax Facade Grant projects you approved last summer, totaling $19,581.33.  The NAPA Building project is completed and looks great.  The Gard Building project is not finished, but the City of Colfax requested payment be made to assist with cash flow for the project which the JEDCO Executive Committee approved.  The building owner has spent substantially more than the $10,000 required to match the JEDCO grant and has committed to completing the project by the end of the calendar year.  The approved Mingo project for the Old Bank remains in progress.

2.  I am working with Jasper County on a Greater Des Moines Partnership initiative to get more ready-to-go industrial/manufacturing sites prepared.  We are focused on the unincorporated near the NE Newton industrial park.  I am not aware of any of the JEDCO towns with sites that would be suitable for this initiative, but if that is incorrect, please let me know ASAP.  Be advised, the program **requires**a minimum 10 acres site, a willing property owner with a price on the site (“negotiable" is not a price), zoning to be in place, and a commitment to extend utilities within 18 months.

**Chamber Update: Natalie Moorman**

* **Welcome the New business**
  + Hilltop Haven (Air BnB)

Joyce Christianson

* + Coyote Hill Communications

Jarrett Floss

(515)205-5943

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* **Police week**
  + Recognition given last part of May
  + Upcoming event 1st week of August
* **EMS** **Tax Levy**
  + Support them as they move towards their goal of a passing vote
* **Business Map**
  + Value?
* **Baxter Hometown Pride** **Updates**
* **Tentative Camping event Sept 16th**
* **The Luke Bryan Farm Tour** 
  + Colfax on September 21st
  + Should we be preparing for people coming to town for this event?
  + Should we be putting anything together for this?
    - Pre-Party at Bea’s Place?

**Trailer Park Lots**

* Dan is working through some issues with having an HOA, but they’re close to having the paperwork ready for BEDCO to review
* He’s gotten a LOT of interest in the project, lots of people are ready to purchase
* Mentioned a resident told him there are 45 people looking to get out of their homes

**East Ave Lots**

* I will be reaching out to Bryan to review the RFPs for the nursing home property
  + Is anyone interested in being in this meeting?
  + Given the interest Dan is receiving, we should try to get moving on the East Ave property for housing

**Essential Services Levy Grant**

* Notable Dates: August 15th (Petitioning Houses), August 31st 8am (Second Town Meeting), September 19th 6pm (Third and Final Town Meeting)
* **Marketing Push on our social media**

**Realtor Reports:**

* Forwarded on Neil’s and Steph’s respective reports
* What builders have they reached out to?
* What is the greatest area of opportunity for WFH? What are you struggling with the most?
* Are you doing any marketing for Fun Days?

**Westfield Horizons**

* Discuss: Multiple lot incentive (builders)
* Subcommittee: Who would like to work with Stephen and I on sketching out plans for Phase 5?

**Baxter Fun Days**

* Check the link posted for volunteer opportunities!
* **Marketing Push on our social media**

**Items for Voting**

None to vote on at this time

**Open Forum; Five Minutes (Maximum) Per Person**

**Closed Session**