**BEDCO June Meeting Minutes**

Monday, June 12th, 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
* Trailer Park – Real Estate Contract
* East Avenue/Nursing Home
* Essential Services Levy Grant
* WFH Phase 5
* Change July Meeting Date
* Recap Econ Development Conference – Steven and Katie
* Baxter Fun Days
* Vote Required items- Meeting Decorum, Invoices
* **Open Forum; Five Minutes (Maximum) Per Person**

In Attendance: Katie Petermeier, Jon Northrup, Ryan Fredregill, Travis Henderson

Meeting called to order at: 5:33pm, Ended at 5:55pm

**JEDCO Update: Jeff Davidson (taken from his email update, Jeff was unable to attend)**

1.  I know there has been discussion of a facade grant project in Baxter but I haven’t heard anything lately.  The program was funded again by the Supervisors so let me know of any prospects.

2.  We still have a balance of $2081 in the JEDCO Small Grant for the Nursing Home property.  This is the City’s grant, and it has to be matched 75/25.  Katie P, did you have a chance to talk to Glenn Lyon who was helping us with options for the property?

3.  Mid Iowa Development Fund has $380,000 to loan for business development financing.  I am Jasper County’s Board member so let me know if you have a prospect.

4.  I am working with the Greater Des Moines Partnership on their Site Readiness Program.  This is a program to get industrial and office park sites “ready to go”.  Nobody is building office buildings in the post-covid era, so it is pretty much industrial only.  I’m not aware of any possible sites in the Baxter area but let me know if that is not accurate.

5.  With summertime here let me know of any special events that you are trying to attract people to so that we can get them on our website tourism page and social media.

**Chamber Update: Natalie Moorman (Taken from email, Natalie was unable to attend)**

* **Hillbilly Bike Ride**
  + **Thanks** to all that helped prepare, provided something for raffle or worked that Saturday to help things be successful
  + Update on result of event
* **Welcome the New business**
  + Hilltop Haven (Air BnB)

Joyce Christianson

* + Coyote Hill Communications

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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**

* Real Estate contract with Dan’s attorney

**East Ave Lots**

* Housing vs Commercial Plan
* July 1st
* Meet with City to go over RFPs received

**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**

**Westfield Horizons**

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

**Change July Meeting Date**

* Holiday and Fun Days
* July 5th (Wednesday)?

**Recap Econ Development Conference – Steven and Katie**

* Housing, Planning

**Baxter Fun Days**

* Should we be preparing for people coming to town for this event?
* Should we be putting anything together for this?
* Check the link posted for volunteer opportunities!
* **Marketing Push on our social media**

**Items for Voting**

* Bills to be paid – paid by Chamber
  + Mackenzie’s Invoice
    - **Motion to Pay: Ryan**
      * **Jon and Mike second**
      * **Passed, Katie W will pay bill**
* Meeting Decorum
* **This is a meeting held in public, not a public meeting**
* Establish rules for engagement for public attendees
* Each person gets a max of 5 minutes at the end of the meeting for public comment, we will announce and state it’s their time to speak
* Will engage in a respectful, collaborative manner, no interrupting the board’s discussion, save all comments and questions until the end of our meeting
  + Will be asked to leave if behavior is other than above stated
* **Motion to Add designated Open, Public Forum at the end of our meetings: Ryan**
  + **Jon and Mike second**
  + **Passed, Katie P to officially add Open Forum to agenda**

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

**Miscellaneous BEDCO Items:**

**Fiber Optic Update:**

From Chris Riddle (GM – Partnercom): Baxter qualified #45 out of 96 submissions. Now the OCIO will work on a NOFA (Notice of Funds Availability) grant program for providers to apply for. That timeline has not been released just yet, thoughts are later this year. No new information really about the amount of grant money available or anything just yet. As of now we wait for the OCIO and try to be best prepared to complete an application as a service provider. There is not anything more we can do on our end (at this time, there may be another ITQ in the future). The ball is now in the service providers court to try to apply/win the grant funding. Hope this helps, if not feel free to call me and we can discuss further.

**Kimmie’s Country Store:**

* Katie met with Jake
* Two pumps replaced (4 total) while Katie was there chatting with him
* Talked about the car wash bay (hasn’t gotten around to opening it up yet for summer)
* Talked about the vacuum – has tried fixing it multiple times
* **Intention is to get a meeting with him to discuss future/upgrades? Thoughts?**

**Jeanne Conover:**

* Talked to her on the phone briefly a couple weeks ago
* Saw people up at the building multiple times
* **Thoughts? Ideas?**

**Baxter Family Market:**

* Travis met with Tracy and Susan, will provide update