**BEDCO September Meeting Minutes**

*9/6/2023*

*Meeting called to order at 6:30pm*

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

**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.

**JEDCO Update(Jeff):**

* Reminder of grant programs: Work with representatives of JEDCO
  + FACADE grant program, allows for updates to commercial buildings
  + Small Grant project: There is one currently in works with the nursing home, remainder of $2,000. Some of the money has been used to pay Glen Lyons for his work.
  + Be creative, just needs to be related to Economic Development
  + There is $400K that is available to loan out for a small business loan to get a new business started. Colfax Pharmacy used this loan. Business plan needs to be shown, similar requirements to a bank loan.
  + Legacy Plaza project- repurposing of old Maytag building in Newton that will begin towards the end of this month. Apartments similar to warehouse lofts in the Des Moines area. Back side will be a boutique style hotel and restaurant.
  + There is a 300 acre parcel of ground for an industrial park in Newton is in the works.
  + Sustainable aviation fuel project is currently at a halt due to pipeline issues.
  + Growjaspercountyiowa.com is strongly encouraged to be visited and checked out. Lots of good information to be found throughout.
  + The town of Reasnor is thinking of joining JEDCO.
  + JEDCO board meetings are a great opportunity for councils throughout the state to get together and listen to updates from the towns.

**Doug Bishop Update:**

* Doug spoke about cautioning selling the trailer park lots for too little and had concerns for our tax payers as well.
* Doug states 2026 will be a financial tsunami.
* Doug has talked with both Shepley and Meyer on building speck homes and they are interested in doing so in Baxter.

**Chamber Update(Natalie not present, Peggy Smith and Amanda Moorman present):**

* See Natalie’s email for updates

**Trailer Park Update:**

* It was decided at our last meeting in closed session that we will move forward with offering Dan Kunkel a contract. We are still in the works of this and will move forward with another closed session with today’s meeting.
* Dan states that his very last resort would be to rent these units, his goal is to sell. 3 bedroom, 2 bath, unfinished basement.

**BOOST Grant Update + Plan B:**

* Grant has been submitted, the board was chosen.
* Mid October is when we will hear back from BOOST. If we are not chosen for the BOOST grant, Katie does have a back up plan.
* If we are not selected, Katie has a contact that will help us develop a strategic plan for Baxter’s future.

**Habitat for Humanity:**

* Located in Polk County, but has interest in spreading to Jasper County. They are looking into new builds as well as others. They would like to use local contractors.
* Passing off to Natalie Moorman for further discussion and discovery

**Upcoming Elections:**

* There are elections coming up for Mayor, City Council, and School Board.
* Get involved!!!!!!!!!!!!!!!!!!!!

**East Avenue/WFH Planning:**

* Discussion needs to start of planning for the future for WFH and East Ave lots.
* Due to lack of movement in single lots, Katie has proposed we look into selling lots in a group to developers.
* Agrihood in Cummings
* East Ave- we need to move forward with our plans to develop those lots. We would like to move to reach out to local developers to start building speck homes.
* The City Council did move forward with the Rec Complex where the nursing home sits.
* $45K per lot is the lowest we can go for the lots in WFH, that would get us to break even.
* Travis and Mike will take lead for WFH – next step is scheduling a meeting with the bank

**Subcommittees:**

* Commercial/Industrial
* Residential
* Marketing/Social Media

May break out as such instead:

* WFH: Mike and Travis
* East Avenue: Ryan and Stephen
* Marketing: Amanda
* Floaters: Katie, Katie and Jon

**BEDCO + BCSD Marketing Update:**

* Bri Crook, Mike Manship, and Trent took footage today around town.
* Bri is out on maternity leave (congratulations!!!)
* Mickolyn is working on getting the footage to us so we can proceed with marketing goals

**Realtor Reports:**

* Katie P. has realtor reports if anyone has questions/concerns

**Vote Required Items:**

**Pay Bills:**

* Ryan motioned to pay property taxes of $3,374.59. Jon seconds the motion. All in favor, motion approved.

**Open Forum:**

* Nancy Foreman questioned the senior housing on East Ave and upkeep on those buildings. She suggested updating and showing these units to project more community members.
  + Action Item: look into East Ave senior housing and who is in charge of upkeep and maintenance.
  + Dan Kunkel states the East Ave senior housing is all Government subsidized housing but is limited to 55+.

**-Assessed value:**

Dan agrees to change verbiage in the contract to state that if he does not build, BEDCO has the option to buy back the lots for the value sold ($20K per lot) + 7% interest each year (approx. $1400 a year).

-**Timeframe between building**

Dan does not think this is an issue that needs to be changed. Dan agrees for each month a unit is on the market, it will add one month onto the end of his 36 month timeframe.

**-Curb & Gutter:**

Dan does not agree to pay for curb and gutter.

-**Rent:**

From time of completion, given a 6 month window then units will be available for rent. This will be considered as “sold”.

**-Closing Costs:**

We will be responsible for our own costs-attorney, etc. Dan will be responsible for his portion of closing costs.

**-Change of Price:**

Dan Kunkel agrees to pay $92,500 for property.

Katie P. motions the sale of Trailer Park Lots to Dan Kunkel for $92,500.

Ryan F. seconds motion.

All are in favor.