**Monday, February 6th, 2023 5:30pm**

In Attendance:

Katie Petermeier, Amanda Moorman, Ryan Fredregill, John Northrup, Travis Henderson

Special Guests:

Lindsay Black, Jeff(JEDCO), Nichol Oglesby, Stephanie Dart, Michelle McKibben

Order of Events:

-JEDCO presentation

-Realtor Marketing Initiatives

-Lots Available/Bill Dagget

-East Ave & Trailer Park lots

-Reimbursement

Meeting called to order at 5:32pm

**JEDCO Presentation**

Jeff presented several ideas from JEDCO.

* Grant- can be for multiple locations in town. Would be something to investigate for Main Street businesses.
* Nursing home grant $2,100 balance. Declared asbestos free, Glen is working on getting the building taken down. They have been talking with Baxter Fire Dept. as well to help with this.
* Chichaqua Trail- they will be completely removing and revamping a piece of the trail near Ira starting in March in hopes to have it completed in April/May.
* Mid Iowa Development Fund (revolving loan fund)- Takes a second position behind a bank loan. 10 year repayment loan. (Colfax Pharmacy used this) Up to $125K.

**Marketing Initiatives/Real Estate:**

* MLS investment
* They put together a list of builders in the Altoona/Des Moines/West Des Moines area that would have potential interest in the lots for WFH.
* 3 out of the 22 builders came and looked at the lots in WFH, they would be interested in building spec homes IF we gave some type of initiative. I.e. 10K to home owner, paid for appliances, etc.
* Would like to start sending postcards out to potential builders. Postcard examples were given to members present. Suggestions were made to add plot map.
* There was a WFH radio ad previously on KIX 101.1, Stephanie talked about having that put back on the radio again. The ad would need updated pricing.
* Digital/Social media marketing- They plan to post mini reels once a month highlighting Baxter and everything the town has to offer.
* There were questions about whether or not WFH has a covenant or not. John Northrup and Amanda Moorman believe there is one. John stated you should be able to find that in the Zoning R1A.

**ACTION: Find Zoning R1A and look for covenant details for WFH. Amanda Moorman will look into, John Northrup if you want to help as well.**

**Bill Dagget/Lots Available-**

* Bill has decided against buying a lot from us, he has recently decided to purchase a home in Altoona instead.

**East Ave/Trailer Park Lots-**

* Different options were presented of re-platting. We would need to have someone come out and investigate how to go about re-platting and cost.
* City would have to approve of zoning
* Trailer Park lots could be sold as one whole lot with potential of single level, garage included, senior living(55+). Examples would be the duplexes that were built in Newton next to the hospital.

**ACTION: Investigate re-platting, cost, etc. Amanda Moorman will ask Nick Coffelt about re-platting.**

**Grocery Store-**

* They are now trying to sell hot food during the day a couple of days a week as an option for lunch/dinner.

**Future Initiatives-**

* Neil Seals has provided Katie P. a list of all empty business buildings in town, we will use for the future.

**Survey**

* The survey is currently still open, so far we have a little over 70 responses from Baxter residents!

\*Katie Petermeier asked to withdraw $146.11 to reimburse for survey printing costs($46.11) and for the survey gift card ($100). Ryan Fredregill made a motion to approve the withdrawal, John Northrup second the motion. Withdrawal of $146.11 was approved.