**Wednesday, March 8th 5:30pm**

In Attendance:

Katie Petermeier, Amanda Moorman, Ryan Fredregill, Jon Northrup, Stephen Van Beek, Katie Wilson

Special Guests:

Jeff(JEDCO), Natalie Moorman (Baxter Chamber/Hometown Pride)

Order of Events:

-JEDCO Update

-Previous Action Items

-Economic Development Conference

-Realtor Update (meeting review)

-Marketing Update

-Fiber Optic Grant Application Update

-Trailer Park Lots

-Review Survey Results

-301 Willow: **Vote Needed**

-Full Price Offer Agreement: **Vote Needed**

-East Ave Survey Cost: **Vote Needed**

-Mike Manship: **Vote Needed**

-Bills Payable

**Meeting called to order at 5:30pm by Katie P.**

**JEDCO Update(Jeff)-**

* Broadband grants available and are currently working with Baxter. Partnercom has stated they are interested in stepping forward with this initiative. March deadline for grant for Fiber Optic. There are several people/businesses in the community who will receive letter requests to push this grant forward. Please reach out to Katie or Jeff if you need any help with a template for this letter!
* MidIowa Development Loan (see notes from last meeting for details)- be thinking if we have anyone who would fit this bill. Can work with either business owners or building owners. If working with the business owner, the business owner does have to approve of it/sign off on it. Lots of projects going on locally, Jeff would love to get one going here in Baxter as well. Trying to increase taxable value.
* Pursuing a project with the fire department in Baxter.
* Homes For Iowa- Inmates trained in building trades. Tyler VanDerlinden out of Monroe, he has done two houses in Newton. In 2023 they will be doing 24 homes, all houses are spoken for. They are taking applications for 2024. $90K(cost the contractor pays to get the house), selling for around $240K. Does not include appliances or floor coverings.

**Previous Action Items-**

**Vision/Mission Statement(Stephen):**

* Collaboration of what the purpose of BEDCO is, what we prioritize, meaning of BEDCO, etc.
* Place on April agenda.

**ACTION ITEM: Everyone come up with ideas for Mission/Vision Statement for April’s meeting**

**R1A(Amanda):**

* Presented.
* WFH Phase III and up, they are to follow the R1A in place by the city.
* Previous phases have their own covenants to follow. Covenants for the previous phases were presented as well for reference.

**School Board Meeting/Workshop(Katie):**

* April 5th
* Katie P. is drafting initiatives for the meeting to present.
* Subjects to present: Housing, nursing home, survey results.

**Economic Development Conference:**

* Thursday, May 18th 8-4pm
* Location at Community Choice Credit Union
* Let Katie know if you would like to attend, BEDCO will cover ticket

**Realtor & Marketing Update:**

* Lindsay Black and Katie P. Met with realtors, they agreed to submit monthly reports on their selling initiatives and present to BEDCO on a quarterly basis.
* The realtors signed new year long contracts.
* We are going to get a builder sign made for WFH, splitting the cost between BEDCO and realtors. Cost should be around $200 for BEDCO.
* We will be splitting an ad in the Jasper County Living magazine with the Baxter Chamber. Cost is $120 total, so $60 for BEDCO. Katie motions to approve, Ryan seconds, motion approved.
* New logo for WFH through Mackenzie Nady.

**Trailer Park Lots:**

* Price $100K.
* We have had a few developers look at the lots with interest.
* Most likely not feasible to limit to 55+.

**Survey Results:**

* Hometown Pride has many initiatives that may correlate with some of the wants/needs that came through on the survey.
* Grocery Store: good discussion regarding the want/need for the grocery store and how to get the support from the community. Seems the support has been something that has always been a struggle in Baxter, but the store is a need for everyone who is here.
* Gas Station

**301 Willow:**

* Katie P. Motion to approve $55K offer for 301 Willow lot. Katie Wilson Second. **APPROVED**
* First lot approved as a new committee!

**Full Price Offer Agreement:**

* If we get a full price offer again, are we in agreement to go ahead and sign off on the purchase rather than waiting and voting at a meeting? All voted yes. **APPROVED**.

**S East Ave Lots:**

* Ross Land Surveying quoted us $1500K to replot S East Ave Lots
* All voted yes to move forward with Ross Land Surveying. **APPROVED**.
* Amanda Moorman will reach out to Greg Ross about getting on his schedule.

**New Member Interest:**

* Mike Manship has expressed interest in joining BEDCO.
* Discussion: What are the limitations regarding business owners on BEDCO? How many BEDCO members are we allotted?
* Katie P motions to approve, Stephen seconds. **Approval of new member, Mike Manship.**

**Mowing Bids:**

* Mike Brant bid: $115 each time he mows.
* Katie P motions to approve, Katie M seconds, **APPROVED**.

**Bills:**

* Property taxes due: $2,300.
* All in favor of paying property taxes. **APPROVED**.

**Chamber:**

* Natalie Moorman present, Baxter Chamber President.
* Expressed concerns with no other board members besides herself and Amanda Moorman(Treasurer). She has reached out for anyone interested in stepping up and has had no one interested.
* BCC does great things throughout the community and it is definitely something that needs to remain for this town, but it is not working out on its own.
* BEDCO to absorb Baxter Chamber of Commerce
* **All are in favor.**

**Adjourn the meeting at 6:33**