

MINUTES
BUHL CITY SPECIAL MEETING
CITY HALL COUNCIL CHAMBERS
3/9/2026

Monday, March 9, 2026,

5:00 P.M.

1. CALLED TO ORDER by Mayor Matthews at 5:00 p.m.

2. ROLL CALL:

Present were Mayor Matthews, and Councilors Kealy, Loeffler, and Towner.

Absent was Councilor Teska-Erickson.

Also present was Clerk-Treasurer Jaeger.

3. APPROVAL OF AGENDA:

Motion by Councilor Kealy to approve the agenda as presented.

Supported by Councilor Towner.

Aye: Mayor Matthews and Councilors Kealy, Loeffler, and Towner.

Absent: Teska-Erickson

Motion passes.

4. BUSINESS:

Development Agreement Between Zenith Property Management and the City of Buhl

Clerk Jaeger stated that the City Attorney questioned #12 in the Development Agreement as to who from the city will be certifying the required improvements. Maor Matthews had spoke with Aaron Schweiger from Zenith and he agreed to the wording change of City Clerk-Treasurer and City Engineer.

Councilor Towner stated that the date at the top of the Purchase and Sales Agreement states 2025 and should be 2026.

Councilor Towner asked who will be checking that Zenith Property Management LLC is following the bidding requirements per IRRR. Clerk Jaeger stated that IRRR and herself will be monitoring their bidding procedures.

Councilor Towner stated that he wished that 7. Default by the City in the Development Agreement timeline of 10 days were longer. He stated that he understands the need to address the situation sooner rather than later but city government moves at a slow pace. How will the city address this? Special meetings?

Councilor Kealy asked if this was a standard timeline. Clerk Jaeger stated that this is a “boiler plate” contract.

Mayor Matthews stated that he is not concerned at this point because we don't know that this would even come up. If the council decides to make changes, this is going to hold the entire process up.

Councilor Kealy doesn't see an issue with the timeline either. Zenith has probably used this same contract in other cities, like Eveleth, they would have made changes themselves, seeing that they had issues.

Councilor Towner questioned if they would have because it is not their burden to expediate the city, it's the city's burden.

Mayor Matthew commented on his experience working with big companies contracts similar to this. This really is just legal documentation. What's really important when dealing with a contractor or a company is the spirit and relationship that you have with them. These are here for when people want to get nasty and I don't feel like things would get like that between Zenith and Buhl. They love Buhl and want to continue to do business here. The mayor would be surprised if Zenith pushed this 10-day issue because they are well aware of how often the city meets.

Councilor Loeffler confirmed with Clerk Jaeger that the City Attorney has looked over the contract. The Clerk confirmed that yes, he has looked over the contract.

Clerk Jaeger stated that the only other signature needed was the escrow agents. The agent has been out of town but will sign it tomorrow.

Motion by Mayor Matthews to move forward and approve the Development Agreement between Zenith Property Management LLC and the City of Buhl.

Supported by Councilor Towner.

Aye: Mayor Matthews and Councilors Kealy, Loeffler, and Towner.

Absent: Teska-Erickson

Motion passes.

Councilor Kealy mentioned that the residents of the current apartment that Zenith owns are concerned about what Zenith will do with their apartment. The residents feel that they are being pushed out.

Mayor Matthews stated that as far as he knows there's only one tenant that Zenith is having an issue with being delinquent on their rent and the possibility of removal if their rent is not paid. The mayor stated that Zenith had expressed plans to do structural renovation of the building. They are aware of problems, and they want to address them.

Councilor Kealy stated that there is also a pigeon issue in that building as well.

5. ADJOURN:

Motion by Councilor Kealy to adjourn.

Supported by Councilor Loeffler.

Aye: Mayor Matthews and Councilors Kealy, Loeffler, and Towner.

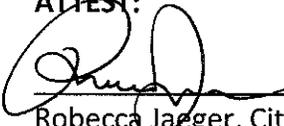
Absent: Teska-Erickson

Motion passes.

Meeting was adjourned at 5:13 p.m.



James Matthews, Mayor

ATTEST:


Rebecca Jaeger, City Clerk-Treasurer