

MINUTES
BUHL ECONOMIC DEVELOPMENT AUTHORITY MEETING
BUHL CITY HALL

01/29/2026

Thursday, January 29, 2025

5:00 p.m.

1. CALL TO ORDER:

Meeting called to order by President Towner at 5:00 p.m.

2. ROLL CALL:

Present were Commissioners Markas, Matthews, Swanson, and Towner.

Absent was Erickson.

Also present were Buhl City Clerk-Treasurer Jaeger and Aaron Schweiger from Zenith Management Properties LLC. (Zenith).

3. ELECTION OF OFFICERS:

Motion by Commissioner Matthews to appoint Commissioner Towner as President of BEDA.

Supported by Commissioner Swanson.

Motion carried unanimously.

Motion by Commissioner Matthews to appoint Commissioner Swanson as Vice President of BEDA.

Supported by Commissioner Markas.

Motion carried unanimously.

Motion by President Towner to appoint Jaeger as the Secretary/ Deputy Treasurer of BEDA.

Supported by Commissioner Matthews.

Motion carried unanimously.

Motion by Vice President Swanson to appoint Commissioner Matthews as Treasurer of BEDA.

Supported by President Towner.

Motion carried unanimously.

4. APPROVAL OF MEETING MINUTES:

Motion by Treasurer Matthews to approve December 30, 2025, Minutes.

Supported by President Towner.

Motion passed unanimously.

5. FINANCIAL REPORT/ACCOUNTS RECEIVABLE/ACCOUNTS PAYABLE/ADMINISTRATOR REPORT:

Discussion was had about the amount of \$25,366.05 in the BEDA revenue for December 2025 under Whiteside Industrial Park Rent. Question was also raised on how late fees on the Whiteside leases work. Secretary/Deputy Treasurer Jaeger will get clarification on these items.

Motion by President Towner to approve the financial report with the clarification on the \$25,366.05 for revenue under Whiteside Industrial Park Rent.

Supported by Treasurer Matthews.

Motion carried unanimously.

6. BEDA LIASON REPORT:

President Towner:

Worked with Secretary/Deputy Treasurer Jaeger on drafting a letter to Randy Nienas on the offer of parcel # 115-0010-00150. The letter was signed and mailed on January 8, 2026. No response has been received as of yet.

Commissioner Markas:

Talked with Randy Nienas on the sale of parcel # 115-0010-00150. No response has been received as of yet.

Vice President Swanson:

Talked with Eric Anderson, a lessee in Whiteside Industrial Park, about his delinquent lease payments. Mr. Anderson said he will try to make payments sooner and would like to possibly set up a payment plan. Vice President Swanson will follow up with him about a payment plan.

Vice President Swanson also talked with Northland Tractor, a lessee in Whiteside Industrial Park, about his delinquent lease payments. Northland Tractor will send a payment in full and a letter for termination of their lease. Northland Tractor also mentioned that they think their taxes are very high for the property being rented. BEDA will look into the tax breakdown of Whiteside properties.

7. DISCUSSION ITEMS/BUSINESS:

A. Schedule Public Hearing for the Sale of Parcel ID# 115-0010-01080 and Parcel ID# 115-0010-00150

Discussion was had about not scheduling a public hearing for parcel # 115-0010-00150 because a response has not been received from Randy Nienas on the prospect of purchasing the property.

Motion by Vice President Swanson to schedule a public hearing for the sale of parcel # 115-0010-01080 and to publish it in the Hometown Focus.

Supported by Treasurer Matthews.

Motion carried unanimously.

8. OLD BUSINESS:

B. Donation to the All-Night Grad Party

Discussion was held as to why BEDA cannot donate to the All-Night Grad Party. This was informational only. The OSA *Statement of Position Public Expenditures: Donations and Dues* states that, "The expenditure must be for a "public purpose." And "The assumption is that a gift of public funds to an individual or private entity serves a private rather than a public purpose."

C. Savings Account Interest Rates

Secretary/Deputy Treasurer Jaeger updated the commission that the Federal Interest Rates range from 3.5%-3.75% and that BEDA's DDM savings account interest rate is 3.06%. Other banks were checked for a higher interest rate, and all were below 4%.

Motion by Commissioner Markas to continue to look into savings accounts with a higher interest rate.

Supported by Treasurer Matthews.

Aye: Commissioner Markas and Treasurer Matthews. Nay: President Towner and Vice President Swanson.

Motion Fails due to a 2-2 tie vote.

9. OTHER BUSINESS:

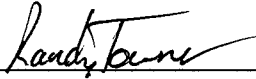
Treasurer Matthews brought up the prospect of turning the Old Buhl School into senior housing. Treasurer Matthews also stated that the BEDA and Zenith could either be co-owners of the apartments or the mediator of the sale between the current private owner of the old school and Zenith. Schweiger said Zenith would be very interested in the project. Talking with IRRR on funding options was brought up and Secretary/ Deputy Treasurer asked if it was possible for an EDA to co-own property? An informational update would like to be had at the next meeting on February 26, 2026, and then putting it as an agenda item on the March 26, 2026, meeting.

10. ADJOURN:

Motion to adjourn was made by Vice President Swanson at 5:55 p.m.

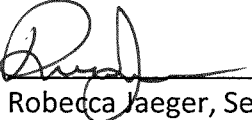
Supported by Treasurer Matthews.

Motion passed unanimously.



Randy Towner, President

ATTEST:



Rebecca Jaeger, Secretary