

MINUTES
BUHL ECONOMIC DEVELOPMENT AUTHORITY MEETING
BUHL CITY HALL

02/26/2026

Thursday, February 26, 2026

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 Erickson, Swanson, Markas, Matthews, and Towner.

Also present was Secretary Jaeger.

One commissioner seat is still vacant.

3. PUBLIC HEARING:

Motion by Commissioner Erickson to open the public hearing.

Supported by President Towner.

Motion passed Unanimously

A public hearing was held for the sale of Parcel #115-0010-01080. None of the public showed up.

Motion by Commissioner Swanson to close public hearing.

Supported by Commissioner Erickson.

Motion passed unanimously.

4. APPROVAL OF MEETING MINUTES:

Motion by Commissioner Swanson to approve January 29, 2026, Minutes.

Supported by Commissioner Matthews.

Motion passed unanimously.

President Towner updated the commissioners that there were two Minutes in 2024 that had not been approved. Secretary Jaeger will add them to the March agenda.

5. FINANCIAL REPORT:

Secretary Jaeger informed the Commission that Eric Anderson from Perfect Performance will be setting up a payment plan the following Monday and a letter

Motion by Commissioner Erickson to direct staff to tell Mr. Anderson that the commission wants him to pay \$1,000 extra per month until he gets caught up on rent, but staff have the authority to offer down to \$600 extra monthly if there is a reasonable reason for it. The previous late fees will be suspended while payments are being made but will continue to be charged if a payment is missed.

Supported by President Towner.

Motion carried unanimously.

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

Motion by Commissioner Matthews to accept financials

Supported by Commissioner Markas.

Motion carried 3-1. Commissioner Swanson opposed due to the payment to the Costin Group.

6. BEDA COMMISSIONER REPORTS:

Commissioner Matthews:

Commissioner Matthews gave an update on the RMS propane tank issue. Matthews spoke with Tim Strom and let him know the tank was empty. Strom was confused because they had just had it filled a few weeks before. RMS called Edwards Oil back and apparently the tank was then overfilled. RMS had originally tried to have Range LP (owners of the propane tank) fill the tank, but Range LP refused to fill the tank.

Secretary Jaeger explained to the council that the pressure valve blew on the afternoon of February 13. The fire department was called, and, on their recommendation, the tank was shut off. Jaeger and city utility worker Owen Lemere put heaters in the office of the RMS building to keep the water lines from freezing. Jaeger talked with Strom that evening and told him to have someone come out and check the tank the following day. On Monday the 16th, Jaeger had the utility workers check on the tank and was told that the pressure valve had blown again and was leaking propane. Jaeger called Range LP and had them come and check the tank. Range LP decided the tank needed to be

switched out, which they did that evening. The city utility workers checked on the building and tank the next day, and everything was running properly.

Commissioner Swanson:

Updated the commission that she had spoke with Fred DuChamp and he would like to put a bid in to purchase the building he is leasing from BEDA. Swanson also talked with Eric Anderson about setting up a payment plan and Dave Johnson from All Slopes Roofing about quoting BEDA previously for roofs in Whiteside.

Secretary Jaeger said that Dave Johnson will be on next month's agenda.

7. BUSINESS:

A. Sale of Lot 115-0010-01080

Motion by Commissioner Matthews to approve the sale of lot Parcel ID# 115-0010-01080 to Buhl Housing Project LLC. in the amount of \$5,300.00.

Supported by Commissioner Markas.

Motion passed unanimously.

Commissioner Swanson asked if zoning would need to be changed on this property. Secretary Jaeger said that she spoke with the city attorney and it can stay zoned as a C-1 property.

B. Ernest Rice Property Purchase

The commission agreed to table this matter. The commission would like to continue a discussion in the future about making this area residential and would like to wait for the Comprehensive Improvement Plan from ARDC.

C. Industrial Lot Pricing in Buhl's Business Block

The commission has agreed to table this matter until March 26, 2026, meeting. The commission ran out of time due to a City Council Working Session starting at 6:00pm.

D. Buhl Revolving Loan Fund Program

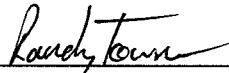
The commission has agreed to table this matter until March 26, 2026, meeting. The commission ran out of time due to a City Council Working Session starting at 6:00pm.

8. ADJOURN:

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


Supported by Commissioner Erickson.

Motion passed unanimously.



Randy Towner, President

ATTEST:



Rebecca Jaeger, Secretary