

## **Economic Development Board Meeting Minutes, December 12, 2018**

### **Meeting called to order, 12:08p.m. Open meeting laws noted.**

**Members Present:** Tom Shoemaker, Darcy Johnson, Dave Custer, Logan Baker, Judy Jackson, Leah tenBensel, Jarod Albers

**Members Absent:** Jan tenBensel, Randy Heitmann

**Others Present:** Monica Leuking

**Agenda Corrections or Additions:** No changes were made to the agenda.

**Consent Approval of Minutes and Bills:** Motion to approve the Minutes and Bills as read was made by Dave Custer, Seconded by Judy Jackson. Motion carried.

### **New Business:**

#### **Director's Report:**

**Senior Center:** The Cambridge Senior Center has asked for help in locating grants that would help in updating the energy efficiency of the facility or operating money grants. Due to recent purchases and various other reasons, they are having difficulty finding enough funds to make ends meet. Kandra Kinne has been asked to help bring their books up to date to see how/where help was needed to begin figuring out how the ED or the City can help.

**Besler's Industries:** Again looking into CBDG grants, has asked Monica for help.

**Downtown Revitalization:** There has been lots of misconception regarding ED's involvement in this project and how the funding will be obtained. Per the September minutes, ED had tabled discussion on helping with funding until LB840 passed. Now due a variety of reasons, this discussion has been tabled until more information and decision about this project have been made known.

**Façade Grants:** Williams Construction has asked for funding on a project and ED needed to determine if said project fell within the guidelines set for this program, or any ED program. Currently as programs state, funding on Concrete projects need to be on street side to be funded. Per request by Williams Construction, this concrete project currently does not fall within in any program guidelines. But due to missing information, Monica has been asked to contact Williams Construction to ask more questions to see if ED has the ability to help in any way.

**Investment Club:** Monica has been asked to schedule a meeting with the Investment Club to discuss potentially funding a housing project. A PowerPoint presentation will be created in effort to make the necessary information obvious and easily understood so the IC can move forward if approved.

**Housing Presentation:** Ashley Gerlach and Kristi McClug were present to share a potential housing program for Southwest Nebraska through Rural Workforce Housing. Due to a lack of contracts being filled in the first round of applications, this has been opened up for a second round. And through McCook ED, who is spearheading the application process, an application for 5 Southwest Nebraska Counties will be added onto this application with the anticipation that a combined application will make it more favorable in the decision making process.

Currently, what is know is that our investment would be Monica's time, and a 10% match of the overall project, but a promise of more would hedge a decision in Cambridge's favor.

If approved for Cambridge, the needs would include a lot, site ready, slab on grade, infrastructure, and the communal revolving loan fund needs to be available as often as possible until the house is sold and monies are reinvested into another project.

Modular homes are preferred, NOT Premanufactured.

Stick built homes need to be completed within 6 months.

The application is due February 2019, if Cambridge would like to be part of this program, McCook EDC will need to be informed of our desire to be involved.

Next Meeting January 9, 2019 at Noon.

**Meeting Adjourned 1:28p.m.**