

Economic Development Board Minutes: April 11, 2018

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

Others Present: Melissa Jackson, Diane Henderson

Meeting called to order: 12:00 p.m. by Tom Shoemaker. Open meeting law noted.

Consent Approval of Minutes and Bills:

Jan tenBensel motioned and Logan Baker seconded, to approve the minutes of March 14, 2018 meeting and the March 14, 2018 financial reports and bills as presented. Motion carried.

NEW BUSINESS AND ACTION ITEMS

Harvest Meadows Development:

Discussion was had about plans being made by Kevin Gufford and Harvest Meadows; Jeff Ommert is helping with the planning to ensure that things are done in the approved timely manner.

ED Coverage and Search:

Diane suggested adding information about “workforce housing” tasks to the job description for Cambridge Executive Director of Economic Development; Board agreed by consensus. As for the position search, Tom is/will be reviewing incoming applications and will have more to report at a later time.

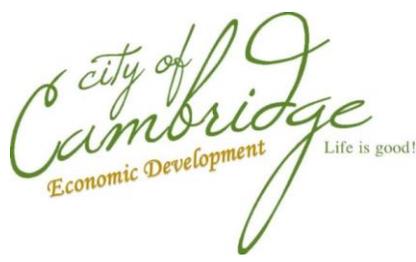
Nebraska Life Magazine:

Diane checked into additional copies of the Nebraska Life magazine to be used as a marketing tool, for 60 extra copies, it would cost \$20.00. Darcy Johnson made motion to purchase 200+ additional copies, Jan seconded, motion carried.

Façade Grant:

Lockenour Jones Mortuary as applied for a façade matching grant to reface the front of the building for \$8,100, asking for 50% of that amount equaling \$4,050 in matching money from the ED budget. Per application requirements, additional bids were sought out but only one was placed. Motion to accept the application was made by Logan Baker, seconded by Judy Jackson, motion carried.





Internship Grant Applications:

Lockenour-Jones Mortuary applied for an internship grant. He has a student already in place while finishing schooling, plans to utilize grant for 6-month apprenticeship and then work into a full-time position. Motion to accept by Jan tenBensel, seconded by Judy Jackson, motion carried.

Blooms and Collectibles applied for an internship grant to help with web maintenance, social media, and general design. Motion to accept by Jan tenBensel, seconded by Darcy Johnson, Abstaining Judy Jackson, Motion carried.

Nebraska Traveler Magazine:

Discussion was held about whether to place an ad in the 2019 magazine, as we did in the 2018 edition. The publication distributed 200,000+ copies. Because the price is significant, discussion was had about purchasing a 2/3-page ad but felt like the premier placement and full-page ad were important to its effectiveness. The Board agreed to skip the 2019 edition and reconsider placing an ad every other year, beginning with budget discussions in the coming year.

Board Member Terms:

All members up for renewal have accepted another term. Motion to recommend renewal of member's terms was made by Jan tenBensel, seconded by Judy Jackson, motion carried.

Chamber Board:

Sabrina Neilson and several other chamber members have inquired if there was interest for the ED and Chamber Boards to work on local programs together and share responsibilities. A meeting between the boards will be set up for a later time to make this happen!

Leadership Program:

Discussion included 1. Participants, 2. Sponsors, 3. Subcommittee needs to meet and get organized to get the process moving forward but wait until Chamber members are added to be part of the process from the start. This will be part of the discussion at the first joint meeting of the ED Board and the Chamber Board.

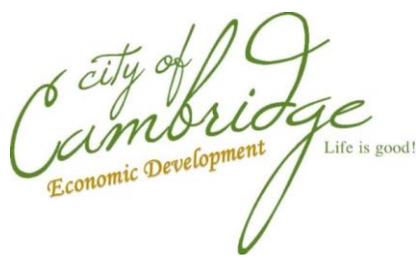
2035 Vision and Plan:

Before moving forward on the plan development, Diane is seeking State ED lawyer review and verification to ensure the draft meets all legal requirements before further discussion.

BC Graphics:

Bob Trosper's business is currently looking for a new location to move the business from Arapahoe to Cambridge. Any ideas or information about possible sites, please let Diane know.





Residential Tree Buffer:

Discussion was had regarding placing a residential tree buffer at Harvest Meadows. Due to utility easements, it might not be allowed. If there were any movement on it, the placements would have to go onto the property owner's side as a buffer to commercial lots. A recommendation is to take this issue to the Joint Committee and discuss possibilities.

Harvest Meadows:

1. A new homeowner from the Broken Bow area has shown interest in building in Cambridge.
2. Diane met with a developer from Grand Island, they are very interested in developing one of the incentive lots (3 bed, 2 car garage type homes), as Kevin Gufford said he is willing to give one up to another developer, if requested. Diane will follow-up with developers.
3. The ED board recommended that we need to continue moving forward as opportunities continue to arise.
4. Schells still plan to build in Harvest Meadows but it might be next year before they are ready to build. Deb Schell asked Diane for builders' names and she forwarded a list of those who have shown interest in building there.

Down Payment Assistance Loan:

Jan tenBensel made the motion to accept the application for a \$30,000 down-payment assistance loan for a new build to Stan and Gwen Hilker, subject to receipt of the required verification letter from the bank, Darcy Seconded, and motion carried.

Supporting Existing Businesses

Diane and Melissa are moving forward with several Cambridge business features, starting with a Be the Good feature for the website and social-media distribution.

Social Media:

Monthly stats on results of boosted ads for local businesses were included in the Board's packets. Diane will distribute these results to local businesses periodically and share them on social media.

Meeting adjourned at 1:20p.m. Next meeting: May 9, 2018 at 12:00 p.m.

Respectfully submitted,

Leah tenBensel

