



Economic Development Board Minutes – July 12, 2017

Members Present: Jarod Albers, Randy Heitmann, Judy Jackson, Darcy Johnson, Leah tenBensel

Members Absent: Logan Baker, David Custer, Jan tenBensel, Tom Shoemaker (*all excused*)

Others Present: Diane Henderson

Meeting called to order: 12:02 p.m. by Darcy Johnson, Open Meeting law noted.

Consent Approval of Minutes and Bills:

Randy Heitmann motioned and Judy Jackson seconded to approve the minutes of the June 14, 2017 meeting and the financial report and bills as presented. Motion carried.

New Business

Harvest Meadows:

- Lance Shifflet has chosen to not build a building in the HMS (Harvest Meadows Subdivision), He is currently looking into possibly using an existing building or waiting until the ag market improves to open a new seed-distribution center.
- Dale and Debbie Schell from Colorado want to build a new home in HMS on the end of the cul de sac. We are currently waiting on TIF valuations before contracts can be signed. Two-lot valuation was revisited and discussed, reminding that a \$289,000 TIF valuation is applied for a double lot. Randy recommended that we just move forward on the existing lots TIF valuation.
- The new HMS lot valuations have not been set, a joint meeting will be set soon, to determine those values.
- Discussion regarding the new lots along the golf course need to have valuation set higher than the interior lots due to location and view.

Workforce Housing Amendment:

- There was discussion about the potential lots to build/remodel to increase multi-family house inventory. Diane reported that City Council had approved, on first reading, the ordinance and ED plan amendments she proposed to add workforce housing to our plan. Two more readings of the ordinance are required before we can begin.

Joint ED/Chamber Coordination:

Discussion was held to determine how/if/when the ED Board and Chamber would be able to coordinate schedules and be able to work together and meet at least quarterly. The consensus supported the idea of rotating to different business locations and having a quarterly business meeting with both entities, a social hour beginning at 5 p.m. and the business meeting beginning at 5:30 -- making sure that the business already has the liquor license so there is no need for a special permit. Diane said that she would take care of proposing this idea to the Chamber.

Website:

Regarding the website construction: The contract with civiclive has been signed, personnel is being assigned so to be “in charge” of web development, and content is being compiled.

Optometrist:

Optometrist has viewed five potential satellite locations for Lifetime Eye Care in Cambridge. The preferred locations currently are the CTI (Cambridge Telephone Incubator) Building, and the Cambridge Clarion Building.

Facebook Proposal:

Hometown Family Radio is hosting 2 different business seminars with the goal of helping businesses learn to promote their businesses through the web and social media. Cost is 300.00 per business with a grant of 150.00 if the business attends both seminars. Amateur’s attended one session and their site is currently under construction and will be used in the second session to show the potential of this program to other businesses.

Subdivision:

Brad Williams has his first phase of the Storage Facility complete. One office space has been rented, with two remaining.

Housing/Rental:

Discussion has been the same old broken record on this one, Cambridge is in a Catch 22, we just can’t win. Cambridge cannot afford to build but Cambridge cannot afford not to build. Diane is working on workforce-housing proposals to kick off after final reading of the associated ordinance is approved.

Budget Meeting:

The ED Board needs to hold a budget meeting, Diane will be in contact with the board to set a date.

Supporting Existing Businesses:

Frolic has added a new line of clothing to its existing items.

Down Payment Assistance Program:

Josh and Suzanne Graves have paid off their DPA Loan, that money returned to the LB840 fund.

Downtown Revitalization:

- This upstart program is going well and a plan is currently being developed on how to begin/continue moving forward.
- Identified needs are: (in order of importance) Drainage, Sidewalks, Beautification, Singage.

Next meeting: Aug. 9, 2017, noon; Meeting adjourned at 1:31pm

Respectfully submitted,

Leah tenBensel
Secretary