



Economic Development Board Minutes – Dec. 13, 2017

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

Members Absent: Randy Heitmann, Jan tenBensel (*excused*)

Others Present: Diane Henderson, Melissa Jackson

Meeting called to order: 12:05 p.m. by Tom Shoemaker. Open Meeting law noted.

Agenda approved with one addition – an application for a façade grant from Herb Besler

Consent Approval of Minutes and Bills:

Logan Baker motioned and Darcy Johnson seconded to approve the minutes of the Nov. 8, 2017 meeting and the November financial reports and bills as presented. Motion carried.

PROJECT UPDATES & DISCUSSIONS

CAV loan application:

- Tom Shoemaker reported that the officer team met before today's regular meeting to review financials for a possible revolving loan application from CAV, LLC. Some information was missing, so a vote was tabled until its completion. Diane was directed to explain the needs to the applicant.

Workforce Housing Guidelines

- Diane reported that draft guidelines for the state of Nebraska's Workforce Housing Fund had been distributed and is within its public-comment period. Diane summarized the Board's previously identified major concern being how "regional" is defined for the purpose of applying for the state grant money. As stated in the Legislation, the Workforce Housing funds must be granted to an eligible statewide or regional non-profit development organization. Diane quoted the definition of "regional," as stated in the draft guidelines: "having a designated service area of at least one community in an eligible county, one eligible county, multiple eligible counties or statewide." Given what Board members deemed an appropriate definition and acceptance of the remainder of the guidelines, the Board chose not to submit any other comments on the draft.

Façade Grant Amendments

- An amended façade-grant application for The Hair Company – Styles & More is the placement of three wooden posts supporting the new awning. Darcy Johnson motioned and Jarod Albers seconded for approval of the addition to the grant application. Motion carried.

- A second façade-grant amendment for Herb Besler asked to change the original start date to Dec. 20, 2017 as the project did not get immediately underway upon earlier approval. Darcy Johnson motioned and Judy Jackson seconded for approval of the amendment to the grant application. Motion carried.

Downtown Center

- Diane explained that an offer will be made at the City Council meeting on Nov. 18. The City Council requested the offer be made at this meeting. The ED Board officer team was informed about the purchase during executive session before the start of this meeting.

Dollar General

- While many people have voiced a negative opinion regarding the sale of Baileys and the Bunkhouse Motel to the company representing the Dollar General retail chain, the Economic Development Board discussed and recommended, by consensus, that the Board support the Dollar General development, as long as all city planning and zoning ordinances are met and the plan is approved by the Cambridge Planning Commission and City Council. The Board will measure economic impacts if the plan comes to fruition. If the plan does *not* come about, the Board suggested that it would be prudent to think about what other uses might work at the site and work with landowners accordingly.

Bowling Alley

- Cambridge Lanes has been purchased and new owners are redoing the inside before reopening.

Revolving Loan

- Diane reported that payments on one revolving loan due to the city are behind by several months. Diane will contact that business and see if they can come to an arrangement to get payments moving again.

Website

- The new website is almost ready to launch. It will be very simple to use, the functionality is great, and there is still lots of content and lots of photos to be added. Launch date is planned for Jan 5, 2018.

Lake Economic Impact Study

- A representative of the \$5,000 grant-giver that wishes to remain anonymous met with Diane and discussed what they are hoping to get from it.
- There was a question of which Government Bureau is in charge of the impact of Trail 1, and the timeline on the project, reported as April 2020.
- Diane will do some follow-up to get more information about this, including past receipts to determine the impact of losing housing on Trail 1 at Harry Strunk Lake.

New Computer

- Diane said she has not yet purchased the new computer the Board approved, due to large price increases over the holiday, but will do so when those come back down.

Harvest Meadows Updates

- Dan Kubr, Vantage Point Homes, is still planning to build on an incentivized lot but probably not until spring.
- Tom McCarville: Is amid process of obtaining lots getting building approval from the city.

- Doug Dame: Diane met with Doug and reviewed the program. He might be interested though would prefer a buyer be in place rather than doing it as a spec.
- Schells: Asked Diane to contact them back in mid-January, to determine whether they want one or two lots and which ones.
- Otto: Haven't made their final decision and won't until spring.
- Mark Wentz of Prairie Gold Homes is meeting with Diane on Dec. 14 to determine whether it will work for him come summer.

Supporting Existing Businesses:

- Diane summarized ED contributions to local businesses, including boosting ads on business posts on Facebook.

Other Business:

- 20/20 Plan: Board said it's time to start focusing on a draft plan for Economic Development to take back to voters in 2018. Campaign should be educational: Focus on the fact that this is a tax renewal, not a new tax request, and explain where the money goes. Bring this topic to the forefront of community's minds to make it relevant.

Downtown Revitalization

- During discussions with some local business owners about what the final plan is, several are disappointed that no money at all was included for aesthetics of businesses, rather all for sidewalks and storm drainage. Diane recommended carrying out some of the aesthetic proposals through the ED Board, which directed Diane to come up with a proposal to present to them.

Next Meeting

- January 10, 2018 at Noon

Meeting Adjourned 1:15p.m.

Respectfully Submitted,

Leah tenBensel