



Economic Development Board Meeting Minutes, February 14, 2024

The meeting was called to order at 12:04 p.m. Open meeting laws noted in the City Office.

Members Present: Tom Shoemaker, Darcy Johnson, Jarod Albers, Derek Downer, Lori Harding, Randy Heitmann, Jason Weiss

Members Absent: Jan tenBensel, Judy Jackson

Others Present: Mayor David Gunderson, Melissa Jackson, Charlie McPherson & Amanda Engell - MEDC

Consent Approval of Financials/Invoices and Minutes and Bills: The Board reviewed the January financials. A motion was made by Darcy Johnson, seconded by Randy Heitmann, to approve the financials. Motion carried.

New Business:

Charlie McPherson and Amanda Engell gave an update on McCook housing. McCook is building three duplexes for rural workforce housing which should be complete by the beginning of fall. Land for the Northpoint development was purchased in 2021 and features 27 buildable lots. Amanda also provided an update on the Tri City housing project, guidelines and application process.

M. Jackson gave an activities report.

The Board discussed the open position on the Joint Committee. Jarod Albers volunteered to serve. A motion was made by Derek Downer, seconded by Darcy Johnson, to accept this nomination. Motion carried.

A special review committee consisting of Jason Weiss and Lori Harding was established to review the bylaws. A motion was made by Jarod Albers, seconded by Jason Weiss, to table discussion. The committee will draft new bylaws for review and vote at the March meeting.

The Board reviewed the Sarah Fritsch Down Payment Assistance application. A motion was made by Randy Heitmann, seconded by Darcy Johnson, to approve the application. Motion carried.

The Board reviewed the Jordyn and Conner Rich Down Payment Assistance application. A motion was made by Jarod Albers, seconded by Derek Downer, to approve the application. Lori Harding abstained. Motion carried.

Jarod Albers is checking on the status of the Cambridge feature video the school was working on. If the video footage is unavailable, M. Jackson will reach out to Jake Viox for a quote.

Bethany Stritt gave an overview of Down Payment Assistance (DPA) payments currently set up through the City utility billing. Because of the way the accounting system works and the issues this causes, she requested all DPA become ACH payments through Waypoint Bank. This would be at no additional fee to the homeowner. A change to the verbiage on the DPA applications would be required, and this would become part of the necessary paperwork for the application. The Board will review verbiage changes at the March meeting. Mayor Dave Gunderson reviewed what might be affected if a homeowner is in default on utility payments. A motion was made by Jason Weiss, seconded by Jarod Albers, to allow the City to remove DPA from the City utility bills. Motion carried.

Project Updates:

M. Jackson recommended cycling through Cambridge banks for the Business of the Month, beginning with Waypoint Bank.

A motion was made by Jarod Albers, seconded by Darcy Johnson to approve M. Jackson's independent contractor contract. Motion carried.

Public Comment:

Amanda Engell reported that Nebraska Department of Economic Development just released the Tri City housing grant for MEDC to administer the funds.

The meeting was adjourned at 12:58 p.m.

The next Board meeting is scheduled for March 13, 2024, at 12:00 p.m. at the City offices.