



Economic Development Board Meeting Minutes, November 9, 2022

The meeting was called to order at 12:05 p.m. Open meeting laws noted in the City Office.

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

Members Absent:

Others Present: Melissa Jackson, Mayor David Gunderson, Ashley Gerlach, Jessica Alexander

Consent Approval of Financials/Invoices and Minutes and Bills: The Board reviewed the monthly financials. A motion was made by Darcy Johnson, seconded by Logan Baker, to approve the financials. Motion passed.

New Business:

M. Jackson gave an activities report to the Board.

M. Jackson presented a Chamber Gift Up promotion. Discussion. A motion was made by Randy Heitmann, seconded by Jan tenBensel, to fund the program at a \$1,000 max for each participating business; total promotion cap of \$15,000. Out of town business reimbursement needs to be covered by Chamber, and reimbursement requests will be disbursed after the promotion ends. Motion passed.

M. Jackson reviewed statements of interests in Harvest Meadows.

The Board reviewed the Palmer Down Payment Assistance application. A motion was made by Darcy Johnson, seconded by Judy Jackson, to approve the application for \$15,000. Motion passed.

Jessica Alexander and Ashley Gerlach stated they have a bid for \$4,500 to refurbish three more murals in downtown Cambridge. The Furnas County Visitors Committee has committed to funding half. Depending on weather, Ryan Cramer could start now, or it will be spring. They made a request for Economic Development to fund the other half. A motion was made by Jan tenBensel, seconded by Judy Jackson, to fund the murals at \$2,250. Motion passed.

Alexander and Gerlach discussed the idea of having an engineer draw renderings of new awnings in downtown Cambridge. The Board recommended they gather all parties involved, get input, then present a plan to the Board on how to move forward.

M. Jackson reported that Economic Development received an anonymous donation of \$50,000 for the Down Payment Assistance program and \$2,000 in daycare grants.

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Project Updates:

M. Jackson gave an update on the Plummer TIF contract.

M. Jackson noted that the email vote to approve the Townsen Down Payment Assistance application for \$15,000 passed.

The Board held discussion about Down Payment Assistance and interest rates on new home builds and existing properties.

The Business of Month for December will be the Gift Up promotion, if approved by Chamber. If not, Economic Development will not have a Business of the Month and will resume in January.

Public Comment:

Mayor Gunderson asked about using LB840 funds for the Senior Center as the City doesn't own that building. The Mayor noted people socialize on social media and not over coffee, and the cost of food has increased. The Senior Center currently loses approximately \$2,000/month. M. Jackson will reach out to Nebraska Department of Economic Development to see if there is any CDBG funding available.

The Board expressed the need to find an additional builder as Harvest Meadows continues to quickly expand. M. Jackson will reach out to Terry Galloway, CTE Construction and Uerling Construction to gauge their interest in building in Cambridge.

Executive Session:

A motion was made by Jan tenBensel, seconded by Jarod Albers, to enter into Executive Session. The Board invited Mayor Gunderson to stay. The Board entered into Executive Session at 1:12 pm. No decisions were made in this Executive Session. At 1:17 pm, a motion was made by Jan tenBensel, seconded by Darcy Johnson, to exit Executive Session. A motion was made by Jan tenBensel, seconded by Jarod Albers, to approve the Independent Contractor agreement for M. Jackson as presented. Judy Jackson abstained. Motion passed.

The meeting was adjourned at 1:33 p.m.

The next Board meeting is scheduled for December 14, 2022, at 12:00 p.m. at the City office.