



Economic Development Board Meeting Minutes, April 14, 2021

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, Derek Downer, Judy Jackson, Randy Heitmann, Jan tenBensel, Logan Baker, Dave Custer, Jarod Albers

Members Absent: None

Others Present: Mayor David Gunderson, Melissa Jackson, Joe Pickenpaugh

Agenda Corrections or Additions: Added builder incentive and nuisance homes discussion.

Consent Approval of Financials/Invoices and Minutes and Bills: A motion to approve the Minutes and Bills was made by Darcy Johnson, seconded by Dave Custer. Motion carried.

New Business:

Joe Pickenpaugh asked the Board to review their policy about requiring a basement to qualify for builder incentive. Construction/material/concrete costs have increase dramatically so without the incentive, they are unable to build a new home this year in Harvest Meadows. He currently has plans for a 3-bed, 3-bath 1,900 square foot home, slab-on-grade. The Board suggested he build this style home on a less desirable lot versus Harvest Meadows Third, Block One, Lot 5. The Board stated this would be an exception and not a change to the rule in the existing builder incentive contract which requires a basement.

Randy Heitmann made a motion, seconded by Judy Jackson, to approve a \$20,000 builder incentive on a 1-time only basis on Harvest Meadows Fourth, Lot 4 or Lot 5. First distribution of funds will occur when the home is ½ framed, ½ finished. Motion passed. Immediately following the meeting, Joe discussed this option with his business partner and they chose Harvest Meadows Fourth, Lot 5.

M. Jackson gave an activities report to the Board.

The Board reviewed the Museum, Swimming Pool and Camas Publishing internship grant applications. A motion was made by Jan tenBensel, seconded by Randy Heitmann, to approve all three applications. Motion passed.

The Board reviewed the Gray Down Payment Assistance application. A motion was made by Jarod Albers, seconded by Logan Baker, to approve the application. Motion passed.

Discussion was held about the Down Payment Assistance program as a whole. M. Jackson and Tom Shoemaker will explore potential future funding sources.

A motion was made by Jan tenBensel, seconded by Darcy Johnson, to approve M. Jackson's attendance at the Governor's Economic Development Summit in August in Kearney. Registration will be opening soon. Motion passed.

The Board chose Gary Thompsen Agency (Waid Vontz) as the May Business of the Month; FAW motors for June and Northwestern Mutual (Steve Johnson) in July.

M. Jackson and Mayor Gunderson held discussion about land banks. Mayor Gunderson gave an update on how the process works. The Board feels workforce housing opportunities are best kept in Cambridge instead of participating with other towns.

Project Updates:

M. Jackson gave an update on the 2022 Nebraska Tax Advantage.

M. Jackson gave an update on new business opportunities.

Jarod Albers gave an update on the Foundation daycare at the school. There is a need to expand as they currently have a waiting list.

Mayor Gunderson updated the Board about nuisance abatement efforts in Cambridge following recent concerns expressed by Jan tenBensel.

The meeting was adjourned at 1:50 p.m.

The next Board meeting is scheduled for May 12, 2021, at 12:00 p.m.