



Economic Development Board Minutes – Nov. 8, 2017

Members Present: Logan Baker, Tom Shoemaker, Jan tenBensel, Darcy Johnson, David Custer, Judy Jackson, Leah tenBensel

Members Absent: Randy Heitmann, Jarod Albers (*excused*)

Others Present: Diane Henderson

Meeting called to order: 12:02 p.m. by Tom Shoemaker. Open Meeting law noted.

Consent Approval of Minutes and Bills:

Jan tenBensel motioned and Judy Jackson seconded to approve the minutes of the Sept. 13, 2017 meeting and the September & October financial reports and bills as presented. Motion carried.

PROJECT UPDATES & DISCUSSIONS

Downtown Center (DTC):

- There will be a three-week sealed business process, based on updated recommendation from attorneys for the sale of the DTC as surplus inventory of the city.
- The City has set a meeting for November 27th to accept any sealed bids for the purchase of the DTC.

Career Fair 2017

- Diane reported that the Career Fair was a success, providing a great opportunity and community engagement for students and businesses alike. Diane talked with dozens of students from the region about economic development careers.

Workforce Housing/Harvest Meadows

- The Workforce Housing Forum & Workshop that Diane attended in Kearney was very helpful, especially in terms of networking with people representing all aspects of economic development in Nebraska.
- Positives included meeting with several different contractors who have shown interest in building on incentivized lots in Harvest Meadows.
- Board discussion reached a consensus recommendation to the Joint Committee that builders be allowed to reserve only one lot with TIF in Harvest Meadows – *unless* two lots would be built out simultaneously.
- The Board further reached consensus that while there are only four lots currently tied to cash incentives, we need to get those all claimed before considering incentives on additional lots.
- Diane updated the Board about individuals currently working on plans for homes in Harvest Meadows.

West Central

- Diane reported that Nebraska Economic Development speakers at the recent Workforce Housing seminar said they were nearing completion of the draft guidelines for the state's Workforce Housing fund that the Legislature approved for distribution to communities. She said that the regional-application approach might be changed in those guidelines. A comment period will allow the ED Board to make suggestions for any changes.

Fundraising

- A newly awarded grant for \$25,000 will cover costs of about three down-payment assistance loans in the coming year. The less-restricted money also could help fund an intern to work with the Economic Development director in summer 2018 and fill holes where LB840 money cannot be used.

Business Development

- Diane reported that work continues to progress to bring an ophthalmologist clinic to Cambridge, but it won't be before next summer, when the building they want should be available. Meantime, Diane is keeping in regular contact with the interested parties.

Website

- The new ED/City website is coming along, with trainings in November and December – and launch near the first of the year.

Revolving Loan

- Diane reported that all paperwork has been submitted for a revolving loan to help CAV move forward with building a new building about three miles south of Cambridge. The ED officers will meet 30 mins prior to the next regular ED meeting to discuss financials of CAV's loan application, as they are confidential documents.

Supporting Existing Businesses

- Diane is boosting local business ads via the Cambridge ED Facebook page and will share results with those businesses.
- Some coming activities being boosted include:
 - Ladies Night: Blooms, Hair Company, Clarion/709 boutique participating.
 - Small Business Saturday: The Saturday after Thanksgiving.

Other Business

- Harry Strunk Lake: Logan agreed to find out what is needed to get the current maps and information about Cambridge posted at the lake, since it appears that the previous materials have been taken down/lost/or destroyed.
- Steve Chitwood purchased the bowling alley. Diane will try to find out more but word is that he plans to update it and maintain it as a bowling alley.
- Downtown Revitalization: The Board asked Diane to prepare a recommendation to helping downtown businesses make some of the aesthetics changes that were addressed in downtown revitalization discussions but that did not make the final plan.
- Diane asked for funding for the webinar on Trends in Supporting Existing Businesses on Dec. 12. Cost is \$135. Tom Shoemaker motioned and Judy Jackson seconded to approve funding. Motion carried.

Next meeting Dec. 13, 2017. Meeting Adjourned 1:35 p.m. Respectfully submitted, Leah tenBensel