

ECDC: Economic & Community Development Committee

Tuesday March 2nd, 2021 5:00 PM

Committee Members Present: Don Griffin, Erin Folk, Rebecca Hazzard, Phil Lehman, Rick McCause, and Terry Schuster.

Absent: Tom Mahoney, and Liz Vos.

Also, present: Darin DeHaan, Chris Manheim, Mayor-Ken Williams, and Cheryl Hilton.

Don Griffin called the meeting to order and called roll.

Phil Lehmann moved to approve Minutes from February 5th, 2021, Seconded by Erin Folk.

Motion carried. No nays.

ECDC Budget Report: Terry Schuster reported a balance of \$66,000.00 in the ECDC Fund and approximately \$170,000.00 in the TIF fund.

Oregon Enterprise Zone: Mayor Ken Williams said the City Council agreed to work with Hvarre developments request for sales tax abatement on all building materials.

Retail Economic Development Incentives: Mayor Ken Williams would like to be more helpful to new businesses and offered the idea of providing rental assistance to new business owners in the downtown area. He also suggested the possibility of TIF or Economic Development funds to help rehabilitate downtown buildings. Terry Schuster said the idea would be to entice businesses that are unique and something we do not currently have. There would be an application and review process. The cost would be relatively comparable to the cost of the façade grant allowance per year.

Rick McCause moved to approve retail attraction, Seconded by Phil Lehmann.

Motion carried. No nays.

Consulting Services: Chris Manheim is continuing to work with the IEPA on the Dayton Superior project. The IEPA has scheduled a property assessment this spring with completion likely this fall.

Economic & SBA Help and Loans: Mayor Ken Williams said all grant money for the Downstate Stabilization Grants have been disbursed. Phil Lehmann reported 2nd and 3rd rounds of PPP loans are still out there.

Housing Development: Mayor Ken Williams reported on a new 48-unit townhome development. There will be a private boat dock and private streets. The development would be for people 55 years of age and older. Terry Schuster said the new development may entice people since they will not have to provide property maintenance. There will also be a walking path along the river. Rebecca Hazzard said there are buyers ready to purchase homes in the area but there is no available inventory.

Broadband Progress/5G: Don Griffin said the county is beginning to look at the lack of good internet service outside of the city limits.

Riverfront: Mayor Ken Williams believes the new subdivision will help with the riverfront area. The City would also like to move forward with the demolition of some of the buildings on the new street garage property but there are some conflicting opinions with the IEPA.

ECDC Goals/Other Business: Don Griffin attended the Rural Economic Development Conference online. Good information was made available. Terry Schuster also attended and said the information about rural counties losing populations really is not the case. Rural areas are growing in population therefor are no longer considered rural but metro instead. This shows a clear relationship between quality of life and growth.

Meeting adjourned at 5:36 PM

Submitted by City Clerk Cheryl Hilton