

ECDC: Economic & Community Development Committee

Tuesday April 6th, 2021 5:00 PM

Committee Members Present: Don Griffin, Phil Lehman, Terry Schuster, and Liz Vos.

Absent: Erin Folk, Rebecca Hazzard, Tom Mahoney, and Rick McCanse.

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

Don Griffin called the meeting to order and called roll.

ECDC Budget Report: Terry Schuster reported he will have an updated budget next month and a more well-defined mission for this fund.

Oregon Enterprise Zone: Mayor Ken Williams said he will be attending a meeting tomorrow and that a candidate has been selected for the Housing Study. Andy Shaw will make a recommendation then.

Terry Schuster moved to approve Minutes from March 2nd, 2021 Seconded by Phil Lehmann.

Motion carried. No nays.

Retail Economic Development Incentives: Mayor Ken Williams would like to offer a rental incentive to recruit retail outlets. The City would provide ½ of the cost of the lease for the business up to \$600.00. There would be an application process and a review board. Applicants would also have to sign a one-year lease agreement. The incentive is only available in the historic and downtown district although he would like to add the riverfront district to this incentive. Terry Schuster said there are 3 or 4 empty storefronts. There will be high standards for applicants and 3 or 4 experts on the review panel.

Consulting Services/Housing Development: Chris Manheim is continuing to work on several projects. He said the housing inventory has shrank by at least two-thirds. Prices for building supplies are high. Some people are even looking to re-purpose old buildings for storage and other needs. Mayor Ken Williams said Hvarre Development had pre-purchased lumber for the development. The developer will also save sales tax on purchasing building supplies due to the Enterprise Zone agreement.

Broadband Progress/5G: Don Griffin asked if Blackhawk Regional Council would be able to come up with a planning guide to help get the process started for the County. Don will also provide the committee with updated coverage maps.

Riverfront: Mayor Ken Williams said the Brownsfield study can take up to a year to complete. It will be another year or two before moving forward with any projects. Terry Schuster added the rendering from the engineer really gives an attractive vision of the riverfront walking path. Darin DeHaan said the Rock River Sweep committee is dissolving and will be donating funds to go towards the walking path.

TIF Plan/TIF Applications/Façade Grants: Mayor Ken Williams talked about a new confectioner business possibly coming to the downtown area. Sweeney's Outfitters is looking to become a permanent business.

Chamber News: Liz Vos said the Chamber has issued a Community Hero's Award to a recipient at Serenity. There are more awards coming up in the future. Business After Hours and Lunch and Learn will begin again soon. Good Day Stateline would like to visit Oregon again with a possible focus on larger businesses. Filming could begin as early as June.

ECDC Goals/Other Business: Darin DeHaan said the walkability study has a good start. This will allow for the City to start implementing some sidewalk projects. CMAAA is working on a creative center where people could pay to use the studio space in the Coliseum for podcasts and other similar projects. The Coliseum being older has created some complex issues with sound proofing and other things. Terry Schuster has been working on the City newsletter. It will be mailed out later this week and provide positive communications with the people in the community. Don Griffin is looking for grants to remove the old jail and will be reaching out to the City for help.

Meeting adjourned at 5:51 PM

Submitted by City Clerk Cheryl Hilton