

***ECDC: Economic & Community Development Committee***

**Tuesday November 7<sup>th</sup>, 2023, 5:00 PM**

**Committee Members Present:** Don Griffin, Phil Lehmann, Terry Schuster, and John VonTish.

**Present via Zoom:** Erin Folk and Tom Mahoney.

**Also, present:** Chris Chapman, City Manager Darin DeHaan, Cheryl Hilton, Chris Manheim, and Mayor Ken Williams.

**Absent:** Mike Glenn, and Rebecca Hazzard.

Don Griffin called the meeting to order and called roll at 5:00 pm.

No public comment.

Erin Folk moved to approve the October 3<sup>rd</sup>, 2023 Minutes, Seconded by John VonTish.

Motion carried. No nays.

Terry Schuster moved to approve a Façade Grant for Robert Massey, Seconded by Phil Lehmann.

**Discussion:** City Manager Darin DeHaan said both projects being presented this evening are great rehab projects for the downtown. If both façade grants are approved by the Economic Development Committee, the City Council would need to decide to expand the funding beyond what was budgeted. The façade grant would be in the amount of five thousand dollars.

Motion carried. No Nays.

Phil Lehmann moved to approve a Façade Grant for Justine Beaman-Beam Beauty Bar, Seconded by Terry Schuster.

**Discussion:** Mayor Ken Williams reminded the committee that budgeted funds for façade grants will start over in May of next year. Terry Schuster said a façade grant could be approved in March and a disbursement for the grant made in May. The façade grant would be in the amount of five thousand dollars.

Motion carried. No Nays.

**Consulting Services-Manheim:** Chris Manheim continues to work with the Moring family on marketing the property located on S. 1<sup>st</sup> Street. He also met with Melanie Cozzi today and they discussed food to table opportunities for the community. Terry Schuster said food to table is different from farm to table. Food to table creates a market for farmers to sell their produce. City Manager Darin DeHaan said Melanie's original vision was for a farm to table restaurant. Chris Manheim is working with them to create a business plan. Chris also stated he is working with Kathy Lawrence, CMAAA, on grant research. Terry Schuster asked if the city or chamber were working on a tourism grant. He said AOP has been working on one. John VonTish stated the Chamber of Commerce would be interested in collaborating with other entities such as CMAAA and the city on applying for grants. City Manager Darin DeHaan said the county has hired a grant writer.

**Update of County ECDC:** City Manager Darin DeHaan said the county is allowing the group to use their existing ECDC webpage for their search for an Executive Director.

**Business Development Update:** City Manager Darin DeHaan said he and Mayor Williams met with someone who wants to rehab the Trippie's Building on River Road. He would like to create a date night type atmosphere with small plate food options. He is in negotiations with the owner of the property currently. Mayor Ken Williams said foundations and walls have been constructed in the Hvarre Development. He asked Tom Mahoney and Erin Folk if they have discussed impact fees with the developer. He said the city is waiving impact fees for the development.

**TIF and Enterprise Zone Updates:** Mayor Ken Williams said there is no new news with the Enterprise Zone. The only updates for TIF are the two façade grants that were approved at this meeting.

**Chamber News/Oregon Together Report/Schools/Community Events:**

Erin Folk said it is budget time for the Park District and they are preparing for the holidays.

John VonTish stated the Chamber of Commerce held their first in a series Lunch and Learn. They had about twenty-four attendees. Terry Schuster said it was a great networking opportunity. John also said they are preparing for Candlelight Walk and are still working on updates to their website.

Tom Mahoney said the State released the Report Cards for school districts. He said this is the second year the school district has shown significant increases.

City Manager Darin DeHaan stated he has received positive feedback on the Trick or Treating event that was held. He said people have stated they felt safer with the streets being closed to traffic. Terry Schuster said he is seeing a lot of community initiative recently. There have been many events held without any kind of sponsorship such as the trick or treating at local businesses, the event held in the subdivision for trick or treating, and the Jeep parade and trunk or treating event held after. He said it is great to see the community involvement.

Mayor Ken Williams said there is an artist's reception being held at CMAAA on November 10<sup>th</sup>. He also discussed the need and efforts of affordable housing in the community. Tom Mahoney said the school district sees a need for low to moderate rental properties. Don Griffin said most of the rental properties located in the area have a very high cost.

**Comprehensive Plan Draft:** City Manager Darin DeHaan said NIU is close to presenting a final draft of the Comprehensive Plan. There are a few things that still need to be adjusted. The draft will then be reviewed either by the Comprehensive Plan Steering Committee or go straight to the Planning Committee for review.

Meeting adjourned at 5:39 PM.

Submitted by City Clerk Cheryl Hilton