

Story County Economic Development Group Meeting Minutes

May 11, 2017

Dakins Community Building – Zearing, Iowa

1. Welcome and Introductions

Attendees: Amy Kohlwes – Colo, Brenda Dryer – AEDC, Greg Schlueter – Collins, Drew Kamp – Ames, Lynn Schulte – Roland, Marty Chitty – Story County, Scott DeYoung – Cambridge, LaVon Schultz – Nevada, Matt Mardesen – Nevada, Michael Cox – Story County, Doug Miller – Maxwell, Steven Gast – Maxwell, PJ McBride – Zearing, Craig Henry – Huxley, Sonia Arellano Dodd – Gilbert, Abby Huff – Story City EDC, is Edwina Formanek-Amundson – Zearing, Karen Davis – Zearing, Jodi Meredith – Roland, Tom Wynia – Story City, Lauris Olson – Story County

2. Approval of Minutes from January 25, 2017

Jodi Meredith motioned, Abby Huff second. Passed unanimously.

3. Discussion/Organization of Community Tours/1st Impression Site Visits

Jennifer Davies distributed draft community tour questions and reminded attendees of purpose of the community visits. She requested that any changes to the questions be forwarded to her in the next couple of weeks. Steve Gast suggested a shared drive to access documents. Leanne Harter volunteered to set up a Google Drive. Questions were raised as to the timeframe for the reviews to be completed, whether communities should be contacted in advance of the visit, how communities were divided up, and clarification as to the intended purpose of the visits.

4. Changes to By-Laws

- a. **Setting a maximum amount that may be requested from Project Funds (formerly known as “Pool Funds”). Suggested: \$2,500.00 (current: no limit)**
- b. **Setting a maximum number of requests from each Community for Project Funds (formerly known as “Pool Funds”). Suggested: 1 (current: no limit)**
- c. **Changing the date annual appointment via Council Resolution from each Community must be submitted. Suggested: June 1st (current: January 1st)**

It was clarified that new resolutions are not needed in June 2017 – the current will remain in effect through June 2018.

Scott DeYoung motioned, Sonia Dodd second. Passed unanimously.

5. Annual Appropriations

Attendees discussed the attendance requirement for eligibility determinations and whether something should be addressed when there are mitigating circumstances.

Jennifer Davies explained the proposed breakdowns and the base and certification amounts (a copy of the sheet distributed is attached to this document.) Steve Gast questioned the need to review annually the certification. It was discussed this was addressed in the revisions to the bylaws and guidelines.

Leanne Harter will package the bylaws and guidelines and bring to the next meeting. Lauris Olson asked how the decision was reached for the funds to be distributed to AEDC rather than the City of Ames.

Steve Gast motioned, Tom Wynia second. Passed unanimously.

6. Community and County Updates

Roland

The city is getting ready for the new water treatment plant. They are down to one lot remaining in the business industrial park.

Zearing

The city is working on stormwater repairs and repairing building along Main Street. They are looking at ways to creatively market Zearing.

Story City

Work on the new pool continues along with two major road projects scheduled for the summer. Tom Wynia noted this might be his last year with the group.

Slater

The new housing development of 38 lots has been approved. The community has bonded for street projects – all curb and gutter – throughout the entire community for the next two years. They are moving forward with the \$6 million wastewater treatment facility, to be constructed over the next two years.

Huxley

There are a number of housing developments underway and the Huxley Development Park and Blue Sky Commons are seeing activity. The number of construction permits for this year exceeding last year this time.

Maxwell

The community has new discharge limits and looking at what they need to do. Cost of upgrade is estimated at about a \$3 million. Challenge is not to raise rates. The city is looking at revising their comp plan. There is no internal experience as to how to work with developers, and they put aside money to work with a local landowner as a learning experience for a development scenario.

Gilbert

A new commercial business – coffee shop and bakery – is opening on Main Street in the community. The city is working on raising funds for a paving project. Four basements were dug during the spring, and they are facing infrastructure capacity issues as well. Tax abatement programs expire this December and are being reviewed.

Ames

The airport expansion project is moving forward and the ribbon cutting at the new hangar was successful. The Barilla expansion will result in about 40 new jobs, with a \$65 million investment. McFarland Clinic broke ground at the ISU Research Park. The East Industrial Expansion (about 1,350 acres) was approved by all parties and is served by the main line of the UP. Miracle League Field is an all-inclusive playground planned in Ames.

Colo

Two more lots have sold at the business park. The city is working with a local developer on a three – phase 72-lot housing development.

Collins

Phase one of the firehouse is almost completed. Two years ago, there were 10-12 empty houses in the community, however, now there are only around two.

Cambridge

The city is reviewing the stop sign policy. The community building is under construction as is a storm sewer construction project.

Nevada

Two companies are locating in the west business park. DuPont has hired more staff and they are currently over 110 employees. When the abatement/TIF expires, there will be about \$1.4 million in property taxes from the site. An agreement has been reached with CIWA regarding development beyond city limits. Construction along 6th Street south of the Story County Administration Building will occur through the fall. The City purchased 123 acres for a new wastewater treatment facility, with construction about 7-8 years out in the \$20 million range. Matt Mardesen, City Manager encouraged communities to look into nuisance abatement programs and acquisition programs.

Story County

Mike Cox provided an overview of the Tedesco Environmental Learning Corridor project. He discussed plans for the connection in Zearing to the Praeri Rail Trail and Dakins Lake area; he commented they continue to look for ways to connect gaps in all trail systems, including the Heart of Iowa Nature Trail.

7. Comments Regarding Non-Agenda Items

Craig Henry described the EOC exercise that Story County Emergency Management Agency conducted in April and encouraged all present to express gratitude to Keith Morgan and Melissa Spencer for all they do.

Mike Cox reminder attendees they REAP applications are due around the first part of August.

8. Dates to Remember:

- i. June 6 / 5:00 pm – Urban Renewal Applications Due
- ii. June 12 / 5:00 pm – SCEDG Project Fund Requests
- iii. June 27 / 10: =00 am – SCEDG Project Fund Requests Reviewed

9. Next Meeting

Thursday, July 27th at 10:00 am in Maxwell.

10. Adjournment

PJ McBride motioned, Craig Henry second.