



## Story County Economic Development Group Meeting Minutes

August 16, 2018

### Public Meeting Room – Story County Administration Building (Nevada)

ATTENDEES: Jennifer Davies, Karen Denger, Steven Gast, Karen Davis, Scott DeYoung, Leanne Harter, Marty Chitty, John Hall, Dustin Ingram, Bruce Gauley, Greg Schlueter, Amy Kohlwes, Jodi Meredith, John Haldeman, Brenda Dryer, Deb Schildroth, Sonia Arellano Dodd, Jay Wilson, Lauris Olson

#### 1. Welcome and Introductions

#### 2. Approval of Minutes from April 26, 2018

John Haldeman motioned, John Hall second. Passed unanimously.

#### 3. Presentation/Discussion by Lauris Olson – Housing Grant Pilot Proposal

Supervisor Olson provided an overview the Housing Grant Pilot Proposal and noted she is in the stage of requesting feedback to see whether the project is working continuing to work and next steps of returned to the Board of Supervisors for project funding.

She provided details of potential limits and guidelines established in the draft proposal.

Steven Gast noted the Maxwell City Council appreciated the presentation and commented that discussion and feedback from them would be coming forward.

Jay Wilson asked for clarification to TIF. Ms. Olson invited Mr. Wilson to sit down separately for a discussion on that matter.

Glen Schlueter commented that TIF may be going away or facing changes with upcoming legislative actions.

#### 4. Community and County Updates

Leanne Harter provided an overview of the StoryMap created for the first impressions community visits.

### *Kelley*

- Three new buildings in town, all with businesses
- Community struggling with growth experienced past 18 months

### *Maxwell*

- SCEDG funding was used for new welcome sign
- Welcome wagon packet and group together
- Parcel on the northwest side is still moving along for proposed development as a partnership is forming with a developer for the next steps; zoning and tax abatements are all in place
- Park improvements completed with the new shelter
- Dealing with storm damage since the June event

### *Zearing*

- Improvements to the historic bank building are being shared via a social media presence
- Ballfield improvements are being finished
- Working to re-establish the clinic

### *Gilbert*

- Construction started on lagoon projects
- 80 acres annexation at the State for consideration
- Schools (middle school and high school) are both doing expansion projects

### *Cambridge*

- Legion turned building over to the city – anticipate space for two commercial spaces and the upper-story residential uses
- Sewer upgrade projects expected to be around \$650,000

### *Story County (Marty Chitty)*

- Encouraged communities to work with Matt Boeck, Story County's GIS Coordinator, to develop and print maps

### *Nevada*

- \$4.5 million expansion for partner companies underway
- Housing development on south part of community stalled due to rural water issues
- New baseball field construction on schedule
- Conversations with downtown business owners occurring to discuss street and sidewalk improvement expected to take place starting next year

### *Ames*

- RAGBRAI was a success
- Farm to table event recently held very well received
- Menard's to begin construction
- Discussion occurring regarding downtown Fareway construction
- Improvements to US 69 occurring

#### *Collins*

- Landus site should be completed next month
- Cardrol gas station to open in October
- Senior housing transferred to private ownership
- New house construction underway (first since 1993)
- Small, new businesses located – café reopening, vending machine shop
- Wellness Center up and going
- Received façade grant for Main Street properties

#### *Colo*

- New city sign with \$40,000 should be finished in couple weeks
- RAGBRAI through community
- New lead for housing south of town
- Sump pump ordinance discussions occurring

#### *Roland*

- SRF loan for lagoon; rate increases scheduled
- Pool committee meeting for replacement

#### *Story City*

- Outlet mall development underway and interest is continuing over to industrial park
- Possibility of new housing on north end
- Expansion of Stratford Communications being discussed
- Bids came in higher than anticipated on water treatment updates to looking at various options

#### *Huxley*

- Prairie Fest upcoming the next week
- ISU CRP class to update the comp plan
- Staffing changes: new police chief and new Parks and Rec Director
- Four new housing subdivisions
- Restaurant locating on Main Street

#### *AEDC (Brenda Dryer)*

- Reviewed unemployment numbers
- WorkinAmes.com job board is county-wide in scope – questioned whether communities would be willing to put blurb in newsletters and websites to help promote
- GIG certification of local telephone companies discussed – this is a marketing opportunity
- Story County Housing Trust Fund is getting ready for annual meeting in September; funding will be set again after the first of the year
- AEDC hosting SCALE and BEC student
- Discussion on Marshalltown impacts and September job fair

Mr. Gast questioned how communities could bring other service providers to their communities and rid the community of large, non-responsive companies. Group discussion occurred regarding franchise agreements, applicability and expiration dates of such.

*Story County (Deb Schildroth)*

- Replaced the County shed in Roland in addition to the new shed built in Kelley
- Ames shed is being kept for the time being for cold storage

*Story County (Lauris Olson)*

- Will hopefully have a HIRTA update for the next meeting

*Slater*

- Completed two of four street projects
- Housing development underway
- Still working with IDNR but some of the State's directions have changed to benefit Slater
- Plans for a community center/library discussions started

**5. Review/Approval of Annual Allocation for FY2019**

Ms. Dryer noted the monies identified for the laborshed study would not be needed, affecting the amounts available for allocation.

Mr. Hall asked if the previous year's allocations could be added to the table.

Action to occur at the next meeting once revised numbers are available and presented.

**6. Election of Officers – Chair and Vice Chair**

Drew Kamp – nominated for Chair (Schlueter/Gast)

All ayes. Motion passed.

Steven Gast – nominated for Vice-Chair (Dodd/Schlueter)

All ayes. Motion passed.

**7. Comments Regarding Non-Agenda Items**

An update on the economic development summit was requested. Leanne Harter updated that it would be scheduled for early in 2019.

Ms. Harter noted that a discussion on the housing needs assessment would be on the agenda for the October meeting, as follow-up to an email she sent out earlier in the summer following direction from the Board of Supervisors.

Mr. Schlueter asked how others are planning to fund the radio upgrades and how much to budget. Mr. Chitty noted the amounts were not yet determined.

**8. Dates to Remember: A) October 11, 2018 – SCEDG Project Fund Applications Due**

**9. Next Meeting – Thursday – October 25<sup>th</sup> in Collins at 10 am**

**10. Adjournment**