



## Economic Development Committee

Wednesday, February 24, 2021 at 6:00 p.m.

Zoom Conference Call

### Minutes

1. Call to Order—chair called meeting to order at 6:05pm
2. Roll Call
  - a. Members: Mitch Seiberling, Mason Niklos, Tim Havenstrite, Scott DeVries
  - b. Others: Mayor Chad Allegar, Chief German, Councilwoman Christy Lindsay, Councilwoman Deb Townsend, City Administrator John Lloyd, Hometown Pride representative Sue Ponder, JEDCO Jeff Davidson, pending EDC member Rob Hoffman
3. Approval of Agenda—Moved by Tim, Mason second. Motion passed unanimously.
4. Approval of Minutes (from December 2, 2020 meeting)—moved to approve by Mason, second Mitch. Motion passed unanimously.
5. New Business:
  - a. Members—Tim introduced himself, welcomed to the commission. Rob Hoffman is considering filling the remaining member spot, attending the meeting tonight to determine. If he does, mayor will bring appointment to the next council meeting.
6. Old Business:
  - a. Electronic Sign—currently working, training for identified people on March 4, 8 to 10am. Item marked completed and will be removed from future agendas.
  - b. Planning and Zoning work
    - i. Future Land Use project—approved by Planning & Zoning Commission, delivered to city council when it was approved. Item marked completed and will be removed from future agendas.
    - ii. Off-street parking requirements in Downtown Revitalization area—was referred by EDC to the Planning & Zoning Commission for action. Ask city administrator to add it to the next available meeting.
  - c. Housing Update
    - i. S Norris Street—all three lots are occupied. Item marked complete, to be removed from future agenda
    - ii. Rolling Prairie—March 5<sup>th</sup> power and lights, waiting on MidAmerican to complete, some delay due to weather; six lots pending out of 13 initial, Phase II is across the creek with access from S6G

- iii. Townhome development has reached out for site plan requirements—assume plan is for 4 three-plex units along S6G and 2 four-plex units along West 2<sup>nd</sup> Street
- d. Red Rock Prairie Trail Update—still waiting on NIPA approval; still on track for May letting schedule with plan of mid/late summer construction; pending final details on award of FLAP grant monies—these will be applied to Phase I overages and start on Phase II to Mitchellville; Monroe has been informed that if REAP grant funds are not used this construction season, they may need to file an extension to keep the funds
- e. Real Estate Update Commercial Property update / availability
  - i. Royal Plumbing (open space south of carwash)—have plans to develop office space of about 4 units, would like to have 50% of space committed before the project starts, have asked if they would consider putting the property on JEDCO site to get interested started
  - ii. Former Roberts Bros building (203 S Madison St)—currently working on replacing the roof, will be putting in indoor (not climate controlled) storage units; still interested in leasing at least 50ft x 100ft area (the current glass store opening straight back) to any business
  - iii. 406 W 2<sup>nd</sup> St—new owner is planning spring construction, planning on space for two businesses—arrangements already in the works to occupy the space.
  - iv. Empty commercial lots—follow up with owners on status
    - 1. 206 E Jefferson St
    - 2. 300 S Marshall St
  - v. Property south of cemetery was purchased—not available for development
  - vi. Property north of CIARAD—when selling would be single family only, nothing planned for immediate future
  - vii. Property south and southwest of Methodist Church—may have interested developer; considering for north part to be commercial and south retirement community. Would need to cost different options to connect this either to the current lift station (southeast of carwash) or to connect to services in southern residential area.
  - viii. Developer considering property east of N Dewey St / south of N Neely St for single-family housing
- f. EDC (Corporation) Update—sale for western 3 acres is pending utilities being installed, center 4 acres is still available for purchase—will have available utility connections.
- g. JEDCO Update—broadband study, beginning status of this program; JEDCO website and commercial property updates—keep adding them; Jasper Foundation non-profit grant cycle open until April 30<sup>th</sup>; Prairie Meadows is planning a 2021

grant cycle but no details yet; April 22<sup>nd</sup> Women in Business event (sponsored by three local chambers)

h. Review and Future Action on

i. Main Street Iowa program

1. EDC to review Main Street presentation, 2018 Downtown visit summary and PC 5-year strategic plan to determine next steps and suggested council action.

ii. Downtown Revitalization Grant Program

1. JEDCO considering a county-wide façade grant program for JEDCO communities, matching grant 10,000 county, city and owner (paint, tuckpointing, accessibility)—to be discussed at JEDCO April meeting
2. EDC to consider PC grant program once JEDCO program has been finalized

iii. Wayfinding Signs

1. Highway 117 is under DOT regulations, goes from 163 exit thru town, will check with Jeff on what Newton encountered
2. EDC members to consider what should be called out on the wayfinding signs as well as suggested location of signs—this will be completed online prior to next meeting

i. Hometown Pride—Jasper Co is working on 501c3 designation, in the process to finish the process

7. General Discussion

- a. Pamphlet redesign—will add to next meeting agenda, will send copy of current pamphlet to members
- b. Business listing—follow up with city hall and PCBA to make sure that list is updated

8. Next Meeting: March 31, 2021 - 6:00 PM City Hall/Zoom Meeting—Mason moved, Tim second. Motion passed unanimously.

9. Adjournment—7:26pm

American with Disabilities Act Compliance:

If there is anyone wishing to attend that may require special assistance in being able to participate in this public meeting, please advise City Hall of your needs forty-eight (48) hours prior to the meeting.