

## ECONOMIC DEVELOPMENT COMMITTEE

City of Germantown

August 18, 2022

Meeting Minutes

MEMBERS PRESENT: Tom Winning, Mark Heistand, Bill Gehr, Heidi Grant, and Mike Kuhn

ALSO PRESENT: Judy Gilleland, City Manager; Will Parsons, Communications Coordinator; Pat Higgins, Economic Development and City Grant Writer; Keith Brane, Planning Consultant; Mike Robinette, Economic Development Consultant

### **The Meeting was Called to Order by Tom Winning at 9:00 am**

The meeting began with the members of the committee introducing themselves to Mike Robinette.

### **Approval of the Minutes**

Tom made a motion to approve the July minutes, Mark seconded the motion, and the minutes were approved.

### **Review of Landbank Grant Application for Downtown Consultant**

Pat Higgins updated the committee that we are ready to move forward with submitting the application. The committee had no new suggestions to add. Pat had received suggestions from MVRPC and made alterations. She will submit the application which will then be reviewed at the Sep 20 MVRPC Meeting. We will know if we have approval to proceed in hiring a consultant after said meeting.

### **Introduction of Mike Robinette and Potential CRA**

Mike introduced himself and shared some of his background in government/economic development work. He then introduced the concept and benefits of a CRA to the committee. They can be especially beneficial for areas of mixed development. Could encourage investment in downtown properties. We would not be giving up any existing tax revenue. Before moving forward we would need to speak with the Schools. Mike does not foresee many issues. Germantown does have 4 departments that rely on property taxes, so this impact should be considered. It is possible the schools ask for reimbursement.

Details on the CRA:

- Abatements last up to 15 years
- They go with the property
- Abatements can be rescinded if agreed upon expectations not met
- Ohio Dept. of Development must approve – there is annual reporting
- The designated area can be amended later on

Next steps include expanding upon the study document, speaking to the schools, potentially speaking with downtown businesses. Other avenues for providing capital to people will also continue to be explored such as partnering with local banks.

### **Review of DORA**

Will Parsons reviewed the current state of the DORA. Four local businesses had been contacted in order to be a part of the DORA Creation Committee and share their opinions: Don's Pizza, the Florentine, Laff's, and Fox Gallery. The Saturday Night Out Committee had also contacted Will seeking to share their thoughts. Will will be sending out an email to all members of the DORA Committee asking them to give their opinions on 1. The area of the DORA, 2. The hours of the DORA, 3. Whether to utilize labels or labelled cups, and 4. How they would prefer downtown businesses/residents to be informed about the potential DORA. Tom expressed wanting to have a growth mindset when creating the DORA.

### **Other Business**

The mockup for the new tourist attraction signs on Route 4 were shared with the Committee. It was agreed upon that the final design should include: the Florentine Restaurant, the Covered bridge, and the By-Jo Theatre. Heidi shared that the Historical Society had recently partnered with the Valley View Drama Club to hold a paid tour of Downtown Germantown. They are looking to do more tours in the future and hope to partner with local businesses, such as ending with dinner at the Florentine.

**The meeting was adjourned at 10:05 am**