

I. Call to Order 2/16/2023 @ 12:00 pm by Mike

II. Roll Call

Present	Absent	Community Members
Ken Huddleston	Carter Sain- Called in to listen	Brittany Fisk
Katy Riddle	Martha Henley	Kayla Transue
Rebecca French	Mitch Umbarger	Marilyn Howard
Mike Neiderhauser	Joey Vaughn	Stephen Crook
Jeremy Anderson		

III. Approval of Agenda – motion Ken second Rebecca

IV. Approval of Minutes - motion Ken second Rebecca

V. Old Business

A. Golden Shovel Marketing Timeline -site review June 26th we will receive a marketing blueprint also.

1. Project Update- Caterpillar wants a cash offer up front of \$350,000 to spend on infrastructure. Conversation took place to the legality of incentives and the timeline of the project. It was conveyed in a prior meeting by the City attorney that this was also a shared concern. A question that needed to be fulfilled in order to offer incentives is the *but-for finding*:

There are two basic components to the required but-for finding:

1. The development would not happen solely through private investment in the "reasonably foreseeable future."
2. The induced development will yield a net increase in market value for the site compared to the likely development that would occur without TIF.

The communication among the group was suspect that the but-for test would pass under the current circumstances and timeline. The entire group expressed support wanting to see this

project come to fruition. Rebecca made a motion to decline the cash incentive as proposed by project Caterpillar with remarks that the board would listen to other solutions or offers brought forth by the developer, owner, or interested party to the project. Ken seconded the motion- the motion passed unanimously.

Concern for public perception was discussed and a statement was requested from Tom Trent on behalf of GMED regarding the project should a statement be needed in the future.

B. Brittany Fiske- Codes- very informative verbal presentation of how codes is utilized and performs. Several factors go into account for zoning. Brittany gave the timeline for a project and the steps to cover items that arise in the process. Discussion was made about existing property and code issues or concerns and the methods to report. A couple questions asked were can the department prosper or become more efficient from automation and can an anonymous complaint form be added to the Codes website to report properties perceived to not be compliant. Brittany said she would check into both things. Everyone thanks Brittany for her time and well communicated information.

C. Tesla Charging- Zero money request. 8 parking slots total. 4-6 hour charging. Can the charging spot be off the square? Is there a current concern for public parking on the square? Why would you not want chargers? Who pays for the electricity once installed? Can the spots be split up? Katy will get an update and let everyone know.

I. New Business

D. Contract signing- Kayla came to sign the agreement between the ECD board and the Chamber. Kayla is the current Chamber President. Mitch will sign for GMED.

VI. Adjournment @ 1:00pm by Mike

Respectfully Submitted,

Rebecca French, Secretary