

ECONOMIC DEVELOPMENT COMMITTEE
Meeting Summary
April 8, 2021

Attendance:

Doug Moormann, Chair
Nancy Spencer, Mayor
Traci Theis, City Council
Tom Moeller, City Manager
Lori Thompson, Assistant City Manager
David Ballweg, Building Inspector

The meeting was conducted via Zoom. The meeting was called to order at 10:30 AM.

1. **Train Station Painting Update.** Mr. Moeller asked the committee for some discussion regarding the re-painting of the building. He noted that staff is looking at several options for council to consider. Mr. Ballweg stated he has two painting contractors providing costs for the following:
 - Removal of chipped paint, including remediation of lead paint chips, and then wet sanding the entire structure prior to a new paint surface.
 - Complete stripping of all painted surfaces and new paint surface.

Mr. Moeller also stated that the option to install a fiber board siding on the upper sections of the building may negate any efforts to include the building in the National Historic Trust which would impact the City's ability to create a Downtown Redevelopment District. Under current regulations, there must be a minimum of one historic structure within the DRD.

Ms. Spencer stated she would like to eliminate the siding option as she does not want the City to lose the capability of creating the DRD and that the historic considerations are important to consider. She stated given the circumstances, cost is not as important to this issue. Mr. Moormann stated he would like to retain this as an option until we know more about the impact on the historic designation. Mr. Theis stated she would retain the siding option but do not jeopardize the creation of the DRD. Mr. Moeller recommended contacting Beth Sullebarger prior to the council meeting and ask if she thought the siding option would impact the historic designation. The committee agreed with this recommendation and will have additional discussion at the Council Meeting on April 12th.

2. **Muchmore House Lease.** Mr. Moeller presented four proposals he has received for the property. The committee discussed the merits of each and agreed that a retail use would be the most appropriate. Mr. Moormann stated he is in favor of a proposal that has as little City cash outlay as possible and is retail in nature which brings in people from outside of Madeira. Ms. Spencer noted she is familiar to both Lemons and Limes and the Camargo Co-Op. She leans toward Camargo Co-Op as an existing local business expanding its operation along with the minimal cash outlay. Ms. Theis stated she also

favors the retail options and would support Camargo Co-Op's proposal. Mr. Moeller will provide all four proposals in the report to City Council and direction can be provided to his office as to which business would be contacted to negotiate a lease.

3. **Community Reinvestment Area.** Mr. Moeller asked the committee for direction on the parameters they would like to recommend based on the recent presentation by Mr. Yankee. He stated he has spoken with the School Administration; Mr. Moeller suggested a meeting between the Economic Development Committee and the Finance Committee of the Board of Education to further develop the program. Mr. Moormann stated that the City can approve a 50%/10-year abatement without approval of the School Board. To make the program more effective, the committee agreed to seek a 75%/10-year abatement on improvements. Ms. Spencer stated she wanted to make sure the policy included the reasons behind offering the abatement program such as incentivizing remodeling over new builds, aging in place projects, etc. She would also like to see parameters that placed a minimum percentage increase of the existing home's value. After some discussion, the committee discussed 35% of the existing value or \$75,000 whichever is greater. Ms. Thompson will research the last 2 years of building permits to determine how many projects would have qualified for an abatement under these limits. A report will be developed for the next committee meeting.

Doug Moormann, Chair