

ECONOMIC DEVELOPMENT COMMITTEE

City of Germantown

November 18, 2021

Meeting Minutes

PRESENT: Tom Winning, Mark Heistand, Mike Kuhn and Jeff Fannin

ABSENT: Mayor Steve Boeder

ALSO, PRESENT: Judy Gilleland, City Manager, Heidi Grant, President, FNB of Germantown and Pat Higgins, ED Consultant/City Grant Writer

The meeting was called to order by Tom Winning at 9:04am

Approval of the Minutes

Mark made a motion to approve the June minutes, Jeff seconded the motion, the minutes were approved.

Business

Tom began by noting Mike and Jeff needed to leave early and asked if anything needed to be discussed early in the agenda. Judy indicated that Kelli was researching the organization of the Economic Development Committee and if City Council set up the committee and appointed the membership. Jeff indicated he was one of the original members and thought the committee was established by City Council during the recession in 2007. Jeff offered to contact a previous member to confirm the dates and membership.

Judy also mentioned that with Terry Johnson being elected Mayor there was the possibility of moving the meetings to later in the afternoon or at 5:00pm. Judy will discuss further with Terry.

Mission Statement and Discussion on Strengths and Issues

Tom asked for comments regarding the previously drafted mission statement. For reference, Judy read to the ED Committee the City-wide Mission Statement developed by City Council several years ago.

Tom asked if any of the listed uniques or Issues needed to be removed or points to be added. No additional issues or uniques were identified but the recent investments in the parks were noted.

Tom discussed the need to set Goals for 2022. His goal is to have an economic development plan developed and approved by City Council by the end of 2022. The economic development plan would include input from the business community, as well as, the community. Other key points discussed:

1. Have short term goals/projects identified and completed in 2022 to celebrate short term successes.
2. Complete a survey of businesses to determine if the city is business friendly.
3. Work with the Metroparks to jointly sponsor programs/events throughout the year.
4. Conduct a citywide survey and/or the business survey using University of Dayton, Wright State University or Miami Centers for Local Government assistance to conduct the surveys.

Heidi suggested the Mission Statement be changed to include the word “parks” after historic downtown. Tom suggested a January meeting with Metroparks’ personnel be held to determine the Metroparks plans for 2022 and how we can partner in programming efforts.

Other Business

Heidi mentioned on Small Business Saturday, November 27, music and a food truck would be downtown from noon to 3:00pm celebrating the holidays. Heidi also noted the Artisans on Main were returning this year to sell product inside First National Bank of Germantown.

Mike Kuhn mentioned his concern regarding the JEDD vote not passing in German and Jackson Townships. This will mean that the JEDD will automatically be placed on the ballot in May.

Judy summarized that the January, 2022 meeting will include staff from the Five Rivers Metroparks to discuss partnerships in 2022. In February, Centers for Local Governments will attend to discuss how they help city’s with surveys and how they would structure surveys regarding the business friendly question and the community survey.

Judy also indicated staff will continue to work on the Economic Development Committee membership requirements and take suggestions regarding possible members.

The meeting was adjourned at 10:04am.

ECONOMIC DEVELOPMENT COMMITTEE

City of Germantown

February 17, 2022

Meeting Minutes

PRESENT: Tom Winning, Mark Heistand, and Mike Kuhn

ABSENT: Jeff Fannin

ALSO, PRESENT: Judy Gilleland, City Manager, Heidi Grant, President, FNB of Germantown, Keith Brane, Zoning Administrator and Pat Higgins, ED Consultant/City Grant Writer

The meeting was called to order by Tom Winning at 9:04am

Organization

The election of officers was held and approved as follows:

Tom Winning, Chairperson

Mike Kuhn, Vice Chairperson

The committee approved to keep the meeting date and time as follows:

The third Thursday of the Month at 9:00am in City Hall

Business Update

Tom asked if there was anything new. Pat indicated the church on Cherry Street sold, work continues with the beer pub team, the new owner of the Shuey Mill has been contacted for a meeting and a group is looking to purchase the church on Route 4 in the township.

Tom also mentioned Judge Robert Rettich passed away. A Funeral service will be held on March 12, 2022.

Approval of the Minutes

Mike made a motion to approve the November minutes, Mark seconded the motion, the minutes were approved.

Business

Tom led a discussion with the need to appoint several new members to the ED Committee. Members in attendance identified several residents and business owners as possible members. Tom will contact the suggested persons and work with Judy regarding one additional possibility.

The Chamber of Commerce will be working on the Twin Valley Challenge and the city will be providing staff volunteers for the event.

Tom continued the meeting by discussing the need to establish goals for 2022. The committee agreed to set one goal for the first six months of the year and set more goals after the new members are appointed.

Pat indicated she wanted to update the inventory of storefronts vacant downtown. Also contact the owners to determine if they would like to lease their space. Mike reviewed the status of the Kuhn properties downtown. Mike indicated he is working on changes for 2022.

Pat indicated the beer team is looking for space with parking and maybe a downtown location would work if parking was available. Keith is to work with Chip on identifying locations where parking could be added.

Pat indicated that she has been working with three economic development groups on a variety of projects and they might be helpful to downtown Germantown. The groups are:

Montgomery County Landbank

CityWide Development Group

County Corp

The committee is interested in learning more about these agencies, so Pat agreed to contact them to arrange a meeting with the ED Committee.

Other Business

Mark indicated he will not be able to attend the March meeting,

With no other business, the meeting was adjourned at 10:12am

ECONOMIC DEVELOPMENT COMMITTEE
City of Germantown
April 21, 2022
Meeting Minutes

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

ALSO PRESENT: Judy Gilleland, City Manager, Keith Brane, Planning Consultant and Pat Higgins,
ED Consultant/City Grant Writer

The meeting was called to order by Tom Winning at 9:04am

Approval of the Minutes

Heidi made a motion to approve the March minutes with a correction regarding the previous approved minutes, Mike seconded the motion, the minutes were approved.

Review of Strengths and Opportunities (SWOT)

Tom began the discussion by reviewing the "uniques" selected last month. The priorities identified were:

1. Camp Miami potential
2. Public spaces, city parks and Five Rivers Metroparks
3. Historic downtown including the buildings and alleys

Tom indicated the committee needed to identify the top 3 priorities of opportunities to be addressed. After an in-depth discussion of the list of issues identified, the committee identified the top priorities as:

1. Parking
2. Marketing of Downtown
3. Signage needs at the Gateways
4. Underutilized Retail Space

The Cherry Street Church was also briefly discussed and the need to contact the new owners and determine their plans. A DORA – Designated Outdoor Refreshment Area was also discussed as a tool to attract visitors to downtown Germantown.

Montgomery County Landbank Program

Judy updated everyone on the recent City Council action to enter into a Memorandum of Understanding with the Montgomery County Land Bank. The landbank has numerous programs to help cities on a variety of projects. Staff is looking at a planning grant to hire a consultant to look at downtown. The project will not be started until later this year.

Other Business

Judy reviewed several projects underway:

1. Germantown community survey that will be going out soon includes questions regarding downtown.
2. Recently, the city has entered into a contract with CT Consultants to prepare a Sanitary Sewer System Master Plan Update. This project will help with future development plans along Route 4.

With no other business, the meeting was adjourned at 10:10am