

**ECONOMIC DEVELOPMENT COMMITTEE**  
**City of Germantown**  
**July 16, 2020**  
**Meeting Minutes**

PRESENT: Tom Winning, Mark Heistand and Mike Kuhn

ABSENT: Jeff Fannin, Steve Boeder, Mayor

ALSO PRESENT: Brian Wafzig, Councilmember, Judy Gilleland, City Manager and Pat Higgins, ED Consultant/City Grant Writer

The Zoom meeting was called to order by Tom Winning at 9:02am.

**MINUTES**

The June meeting minutes were approved with a motion by Mark Heistand and Mike Kuhn.

Tom asked Judy if she would like to update the committee on any city news because she was going to leave the meeting early to attend another meeting. Judy reported projects are going well considering COVID concerns and the need to protect City employees. Major construction projects include: the planned water tower construction project and completion of the fire/police headquarters. Judy indicated City Council will be considering a Police Levy at the next Council meeting.

Judy asked if Councilmember Wafzig could be first on the agenda today. Everyone agreed and Tom welcomed Brian to the Zoom meeting.

**JEDD DISCUSSION**

Councilmember Wafzig updated the committee on the development of the planned Joint Economic Development District (JEDD). The JEDD is being developed by the City of Germantown, Village of Farmersville, German Township and Jackson Township. As a result of the Valley View School District planning one campus for all of the grades in K-12 in German Township and the desire to preserve the income tax revenue each jurisdiction receives; the JEDD is being developed.

Councilman Wafzig reported the JEDD attorney of the four jurisdictions is working on the planned revenue split and how/if police services will be shared by the jurisdictions. The attorney discussions also include how the tax revenue received during the construction of the new facilities will be shared by the jurisdictions.

When the proposed JEDD is finalized, the JEDD will be reviewed and approved by each jurisdictions. The City of Germantown and the Village of Farmersville can approve with a simple majority. While the Townships require a unanimous vote by the Trustees. If a Township does not unanimously approve the JEDD, the JEDD will be voted on by the residents in the township (in both the incorporated areas and non-incorporated area). If a township vote is not approved, options to proceed will need to be discussed.

Tom asked how is the tax rate determined? Councilman Wafzig described a JEDD as a "Mini City" with a specified income tax rate adopted. As a result of Germantown's rate being the highest tax rate, likely the JEDD would adopt the 1.5% as the rate in the JEDD. The JEDD (or designee) would collect the tax revenues and disburse as outlined in the agreement.

Tom also asked how long a JEDD is in place. Councilman Wafzig indicated most JEDDS have a 30 year term but the proposed JEDD agreement has a 50 year term.

Mark asked Councilman Wafzig to review the approval process once again. Germantown and Farmerville can approve the JEDD with a simple majority, while the townships require a unanimous vote from the Board of Trustees. If a unanimous vote was not received, a vote would be required by the residents.

A brief discussion followed regarding voters who may see voting against the JEDD as a way to change the school's planned K-12 campus in German Township. Also, members discussed if the existing school building in Germantown could be reused.

#### MONTGOMERY COUNTY CARES ACT SMALL BUSINESS ASSISTANCE

Staff continues to assist businesses with information regarding various assistance programs. The SBA PPP and EIDL Programs are seeking applicants, funding is available. Staff has encouraged businesses to take a second look at both programs.

Montgomery County has also started a small business grant program. The County has earmarked \$40 million for this program. Several businesses in Germantown have looked into the program but they have not qualified because they received PPP and/or EIDL assistance. Pat indicated she was going to check with the County if this is a requirement of the CARES ACT program or a local requirement. The committee felt if that requirement could be eliminated numerous businesses would take advantage of the County program.

#### CENSUS VAN

Pat indicated the County Census Van would be in Germantown on July 30<sup>th</sup> to visit various neighborhoods to help people complete the Census form. Pat also indicated Germantown received all kinds of Census promotion material and if someone or a group needed anything, please let the city know.

#### OTHER BUSINESS

Mark asked what is happening on the land next to Triangle Station. Mike indicated a 20 lot residential subdivision is being planned by Associates.

Mark also asked what the status of the Façade Improvement Program was. Pat explained with the pandemic the program was back-burned. The city has one owner interested in obtaining funding to purchase paint, staff is working with the County to see if money is available. Pat reported for 2020, the city applied for CDBG funding to pave the gravel walking path in Kercher Park that extends from the North Parking Lot to the concession building.

With no other business, the meeting concluded at 10:09.