

ECONOMIC DEVELOPMENT COMMITTEE
City of Germantown
June 20, 2024
Meeting Minutes

Members Present: Heidi Grant, Tom Winning, Mark Heistand, Mike Kuhn

Also Present: Will Parsons, Community Relations Manager; Pat Higgins, Economic Development and City Grant Writer; Keith Brane, Planning Consultant; Judy Gilleland, City Manager; Mary Crockett, Downtown Manager; Mike Roseberry, Property Maintenance

Visitors Present: Dave Eshbaugh

The meeting was called to order at 9:06 am

Approval of minutes

The May 2024 EDC meeting minutes were approved.

Monthly Update

- Mary talked with Hedy, things are progressing with the artisan market.
- Mary provided clarification on the paint consulting. A tenant is being sought to make us of Scott Weidle's property on W Market St that is currently being renovated.
- The first mural has been painted downtown (New View Nutrition)
- Vinyl wraps are up on the windows on Market St
- The first Movie in the Park event went well, had over 100 people in attendance
 - A brief discussion was held on raising awareness of the DORA. Mark shared that there will be 7 events between the Historical Society and the Lions where DORA cups will be used. Will will be putting out information on the Facebook page
- Dave shared that he has a good connection at 5 Rivers MetroParks going forward

CIC Update

Two firms were interviewed. The first and smaller firm did not submit a proposal, the second did. This proposal provided for different options to consider. Judy is currently considering the different directions. She mentioned that this board would need to be staffed by citizen volunteers who will be involved with fundraising. She then asked the group for opinions. Tom said that it was difficult to make a decision on structure without having a plan in place first. Mike K shared that without commitments of private money, we are putting the cart before the horse. He suggested identifying fundraisers and a project these funds would go towards first. He also thought that the document provided by the law firm which submitted a proposal was very helpful and informative.

Dave then asked about the City's legal representation. Mike K explained the current situation. The group then discussed a potential timeline of a CIC-like entity and what factors affect this decision. It was decided that this item will be kept on the agenda going forward so that it does not get left behind.

Farmers Market Update

Farmers market has been going well, people are excited and there has been good turnout. The Historical Society will be open every other weekend during the market.

Requests for Temporary/Extended Alley Use and Permanent Vacations

Some requests have been received for both permanent vacation and temporary alley closures. Dave shared his plans with requesting the seasonal/temporary alley closure. He is meeting with the mayor of Louisville, Ohio to see what they have done in a decorated alley of theirs.

Mike K shared that he loved the seasonal closure idea. Judy stated that there are 4 pending requests in different phases, and that we need to have a procedure in place for processing them. She thinks that the permanent vacation requests need to go to Planning Commission, but that we also need resident input. She does not want to be the arbiter of these closures. She put forth the idea of the EDC assisting in the consideration of seasonal closures. Dave highlighted the importance of having Chief Alldred involved in the process. Judy explained that there is an existing process for temporary closures. She further shared that she feels the seasonal closures should still be voted on at City Council as a motion or resolution. The process would then be for seasonal alley closure requests to first be considered by the EDC and then go to City Council. Residents and property owners around the alley would need to be notified as well.

Mark said that the Historical Society will always have a negative position on alley vacations, but that they currently do not have an official stance on seasonal closures. He believes that the Society will be in favor of this non-permanent usage.

The group then discussed the other 3 requests received. They were from Germantown Pharmacy, Alleyway Café, and the property at 53 W Market St. For the pharmacy, the City will be working with them on meeting the stated need in some form. There were potential issues/risked due to the nature of pharmaceuticals and protocols that must be followed raised. Judy ultimately suggested that their request needs to go before Planning Commission.

Dave then shared that the tenant coming into his property on Center St is Dip Sticks, an ice cream shop. The Ransoms are going to be operating it. Dave is building out the space to suit the needs required of such a shop.

The group then discussed further the processes for alley closures and the time frames. It was decided that seasonal closures will first come before the EDC and then be passed as a motion by the City Council. Permanent vacations will need to be passed through the Planning Commission and then be presented to City Council as an ordinance.

Mark made a motion in support of Dave's seasonal closure request. This motion was seconded and unanimously passed.

Street Art

Judy got the idea from the City of Franklin to have a mural in the middle of an intersection. She shared an example photo. The target intersection would be on Center St with a bold design. Heidi stated that the mural committee are for this idea. A competition may be held for the design.

Miscellaneous

Mike R has been visiting many downtown businesses. He complimented Mike K on the work being done at the old hardware store. Mike K has been working on the courtyard adjacent to the building as well. Mike R also shared that the building housing the classic cars will be addressed soon.

Mark shared that the Historical Society is being gifted some life-sized, steel silhouettes that will be placed on their lawn. They are of individuals in historical garb. They are being donated by one of the members of the Historical Society.

The meeting was adjourned at 11:01 am