



Economic Development Committee Meeting
Thursday, January 7, 2021 - 10:00 AM
AGENDA

1. Call to Order
2. Action on Minutes
 - a. December 3, 2020
3. Goals 2021 Discussion
 - a. Goals list
4. Project Mastodon Update / SIB Loan
5. Project Circuit Update
6. Enterprise Center Rezoning
7. Incubator Space Update
8. CIC updates
9. Other Business
10. Adjourn



Economic Development Committee
Thursday, December 3, 2020 - 10:00 AM
MINUTES

1. Call to Order

Committee Chair Cheryl Robertson called the Economic Development Committee meeting for December 3, 2020 to order at 10:03 am

Members Present - Cheryl Robertson, Carol Van Deest, Mayor Chip Dutcher
Absent - None

Staff present - Jim Lenner, Bailey Klimchak, Jack Liggett, Marvin Block, Jim Blair, Teresa Monroe, Ben Lee joined during.

Public present - None

2. Action on Minutes

a. November 5, 2020

ACTION: Chip Dutcher moved to Approve; Carol Van Deest seconded and the vote was as follows:

AYES: Cheryl Robertson, Carol Van Deest, Chip Dutcher

NOES: None

ABSTAIN: None

Passed 3 - 0

Ms. Robertson asked Ms. Van Deest about the property comparison noted in the minutes, Ms. Van Deest said it is a spreadsheet she created to work from and she would forward to to committee members.

3. Project Mastodon Update / SIB Loan

Marvin Block briefly noted conversation with property owners on potential property purchase prior to the start of the project. Jim Lenner said the SIB loan application is almost completed and anticipates his completion by the first of the year.

4. Project Circuit Update

Mr. Lenner provided update; met with company representatives, reportedly they are reducing the number of dollars for investment in the property; they are sticking to the income tax number but are dividing it between here and another municipality. Jim Lenner to receive the red line version of the CRA from the consultant by tomorrow and wants to get it in front of the Finance Committee for consideration because it is going to change the pilot payments, the payment in lieu of taxes, the value of the CRA property tax abatement. He said he thinks the "bones" of the agreement are there but will need to work with committee and council to amend the actual amounts that various organizations will get.

Mr. Block questioned the income tax being split with the other municipality; Mr. Lenner said he believed all operations would be coming out of Johnstown so he needs to get the CRA red line document for review and get an answer on why they think the income tax would be split. Mayor Dutcher said he assured the School Board that the revised version would be presented to them in person. Mayor Dutcher also reported that there was a plan to add another forty jobs to make one hundred; noted also that the company is big on internships and STEM education which is another positive. Mr. Lenner said he would keep everyone updated.

5. Enterprise Center Rezoning

Jim Lenner said he has talked to property owners about rezoning the balance of the property but needs to check in with them; no new updates.

6. Incubator Space Update

Marvin Block provided update on conversations with realtor and owner of the old nursing home regarding sale price; more homework is needed on viability of the location for an Incubator Space. Committee working to create an outline for the vision of the Incubator Space which will be sent to the CIC and the Economic Development Committee to have people pick pieces they are able to expound on with their particular expertise.

7. CIC updates

Village Finance Director and CIC Treasurer continuing work toward getting tax exempt status from the IRS; plan to schedule next meeting in January.

8. Other Business

1. Update on sewer line to the Enterprise Center; going well and on track. Relief sewer from Valleyview to the sewer plant will go out to bid in February, waiting on approval of the no interest loan from the EPA.

2. Update on new water tower; continuing discussions with CT Engineers on the costs of three types of towers; Jack Liggett has the estimated costs but will not have actual costs until the project goes to bid. Estimated time from bid to build is 18-24 months, discussion on adding a completion deadline or a bonus for completion to the bid. Discussion on build price versus life cycle maintenance cost.

3. Update on New Day sewer line; ahead of schedule. Jack will have a report in February.

4. Ms. Robertson said she thinks Johnstown needs its own Chamber of Commerce again, for the business people to come together as a group, to have more input and an easier way to be contacted; Mayor Dutcher said he agreed. Discussion on the topic.

9. Adjourn

ACTION: Cheryl Robertson moved to Adjourn; Chip Dutcher seconded and all were in favor.

AYES: Cheryl Robertson, Carol Van Deest, Chip Dutcher

NOES: None

ABSTAIN: None

Passed 3 - 0

Meeting adjourned 10:51 am

Economic Development Goals

1. Enterprise Center Drive Construction: Resolve Issues Surrounding Construction and Get It Built
2. Obtain Rezoning of the Remainder of the Enterprise Center Land
3. Provide Consist Communication on Joint Projects with the CIC
4. Develop a Comprehensive Plan on a Future Incubator: Site Location, Financing, Revenue Generation, Potential Construction and Cost, Local University Tie-In, Management (Who will take care of the day-to- day operations).
5. Plan on type of Employers we want to Attract and Target Those Types of Companies Such as Manufacturing, Commercial, Business Offices, or Distribution Centers