

Economic Development Advisory Board

March 1, 2022, Meeting Minutes

I. Call to order

Vice Chair Wayne Stephany called to order the regular meeting of the Economic Development Advisory Board at 3:30 PM on March 1, 2022, at Memorial Hall and via conference call.

II. Roll call

The following members were present:

Wayne Stephany (19-0)
Paul Yaroslaski (16-3)
Rod Zinn (2-0)
Lori Kelley (17-2)
Jason Curtis (17-2)
Tabatha Snodgrass (Ex-Officio)
April Nutt (Ex-Officio)

The following members were absent:

Chuck Goad (17-2)
J.D. Cox (1-2)

The following staff were present:

Kelly Passauer, City Manager
David Cowan, Assistant City Manager
Lacey Lies, Director of Finance
Lydia Collins, Administrative Aide

The following visitors were present:

III. Approval of Minutes from February 1, 2022

A motion was made by Rod Zinn to approve the minutes, seconded by Paul Yaroslaski. The motion passed unanimously.

IV. New Business

- A. Consider changes to the city's Downtown Building Grant Boundaries.

Andy Taylor asked the City Commission if the downtown business district could be extended to include his building. The Commission requested the Economic Development Advisory Board evaluate whether other close businesses could be added if they are just outside the downtown historic district. The way the grant is written the building needs to be within the central business district. It was determined that if extended it would only include his business. There is \$70,000 in the neighborhood revitalization zone, for which his business is already eligible. The original intent for the downtown grant was for the downtown historical business district. Every is making businesses upgrade their services and those businesses are looking to offset those costs. Resources are finite and there is plenty of need for the downtown district as it is.

Lori Kelley moved to not modify the downtown grant program but have the city contact Andy Taylor about the neighborhood revitalization program and also to change the wording of the downtown grant from: “To take part in the Downtown Independence Building Grant Reimbursement Program, a property must be located in a Neighborhood Revitalization District.” To: “To take part in the Downtown Independence Building Grant Reimbursement Program, a property must be located in the Central Business District.” Jason Curtis seconded. Motion carried unanimously.

- B. Consider appointing a subcommittee to explore economic development opportunities for Building D.

Mayor Dean Hayse would like volunteers for a subcommittee to work with him on exploring opportunities for Building D, Temporary City Hall. Chuck Goad, Lori Kelley and Wayne Stephany volunteered, and Tabatha Snodgrass and April Nutt volunteered as Ex-Officio members.

Internet – It was proposed that a group of people from the Montgomery County area be formed, and an agreement be put together to present to companies to see who will work with the cities and county on it. Lori Kelley will contact people who may be interested in leading the group. Lacey Lies will contact other cities and their internet service providers. David Cowan will get back with Sparklight about this proposal.

V. Items for Discussion

- A. Update on Internet Access

Internet Subcommittee – Wayne Stephany presented minutes from the Subcommittee meeting on February 23, 2022. The biggest factor is that a complete proposal is needed and a leader who knows about internet providers and who can lead a county-wide team to completion, should be put in place.

- B. Update on Neighborhood Revitalization Plan

Kelly Passauer asked if a company were to go in at the airport if the board wanted to mimic the West Laurel Industrial Park zoning? The minimum investment needs to be more than \$200,000.

Paul Yaroslaski moved to mimic the West Laurel Industrial Park zoning at the Independence Municipal Airport. Jason Curtis seconded. Motion carried unanimously.

C. Update on County's Participation in Rural Opportunity Zone

No update

D. Land Acquisition Subcommittee

The group has not met yet. Chuck Goad, J.D. Cox and Rod Zinn are on the committee.

E. Annexation Subcommittee

J.D. Cox, Chuck Goad and Wayne Stephany are on this committee. Kelly Passauer said Jeff Chubb would come to the first meeting to give orientation on annexation. The group has not met yet.

F. Other items for discussion

VI. Adjournment

A motion was made to adjourn by Rod Zinn, seconded by Jason Curtis. Motion carried unanimously.

Minutes approved by:



[Chuck Goad \(Apr 8, 2022 13:29 CDT\)](#)

Chuck Goad, Chair



[Wayne Stephany \(Apr 8, 2022 15:00 CDT\)](#)

Paul Yaroslaski, Secretary









EDAB Amended Minutes 03.01.22

Final Audit Report

2022-04-08

Created:	2022-04-08
By:	Kelly Passauer (kellyp@independences.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA47peBBHKUWiNGk838UARv3ix13gIHFqL

"EDAB Amended Minutes 03.01.22" History

-  Document created by Kelly Passauer (kellyp@independences.gov)
2022-04-08 - 5:44:40 PM GMT
-  Document emailed to Chuck Goad (cgoad@commercialbank.net) for signature
2022-04-08 - 5:45:17 PM GMT
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2022-04-08 - 6:28:43 PM GMT
-  Document e-signed by Chuck Goad (cgoad@commercialbank.net)
Signature Date: 2022-04-08 - 6:29:09 PM GMT - Time Source: server
-  Document emailed to Wayne Stephany (steps111@yahoo.com) for signature
2022-04-08 - 6:29:11 PM GMT
-  Email viewed by Wayne Stephany (steps111@yahoo.com)
2022-04-08 - 6:40:27 PM GMT
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Signature Date: 2022-04-08 - 8:00:57 PM GMT - Time Source: server
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2022-04-08 - 8:00:57 PM GMT