

ECONOMIC DEVELOPMENT COMMITTEE
City of Germantown
April 17, 2025
Meeting Minutes

Members Present: Tom Winning, Mike Kuhn, Dave Eshbaugh, Mark Heistand, Bryce Henson, Heidi Grant, Kenneth Tudor

Staff Present: Will Parsons, Community Relations Manager; Mike Roseberry, Property Maintenance; Judy Gilleland, City Manager

Also Present: Katie Hall, Hedy Riegle, Melissa King, Jeff King

Call to Order

The meeting was called to order at 9:15 am.

Approval of Minutes

One change noted was the Bryce Henson was listed as present at the March meeting, when in fact he was not. With this noted, the March 2025 Economic Development Committee meeting minutes were unanimously approved.

Business

Potential Business at 122 W Center St

Tom invited Melissa and Jeff King to speak to the board regarding their potential business. Melissa introduced herself and Jeff and talked through their professional and business backgrounds, especially concerning their current food and drink ventures in Monroe. Germantown is their community, so they have wanted to bring a business here as well. They have been contemplating what sort of business would fit well and be complementary for the town. They are now thinking of using the space at 122 W Center St and utilizing the alleyway there for outdoor dining, especially making use of their connections in the food truck realm. They would look to eventually move their business more inside; ultimately having a space that is a family fun environment that also offers adult beverages.

The Kings fielded some questions from the board about possibilities for their business as well as current practices being done in other communities involving food trucks. This led into the group discussing requirements for food trucks, both at the local and state/county level. The utilization of the grass field adjacent to the alley was also discussed. The King's thought of starting with the food trucks would be to establish a client base and building feasibility before moving fully into their brick and mortar. The board also discussed some other locations that could be used as a model for what the Kings are looking to do. Judy Gilleland also touched on the process of applying for a seasonal alley closure.

A motion was made by Heidi for the Committee to express support of the Kings receiving a seasonal alley closure at the alley adjacent to their business. Mike K seconded. Dave abstained from voting. The motion passed.

Center Street Market

Will reminded the group that the first event of the year was coming up on April 26. All vendor spots are filled for the year. The theme for the first event is "wine and sweets". There will be live music from 12-2 pm. The Market has a Facebook page where individuals can find more information about the various dates and vendors. Will thanked Ryan Brock for the great work he has done in coordinating the event. DORA hours are not being extended for this event as the Market, after consideration, decided not to request an extension.

Mural Update

There are a number of murals planned to be installed in the coming months. Many will be receiving funding, though this funding has not yet been distributed. The board discussed some of the locations for these proposed murals as well as proposed artwork.

Judy stated that submissions were due by April 15; so that designs and cost estimates could be seen before, funding is distributed to the business owners. Dave shared that he is donating the use of his lift for the artist to use in creating the murals.

Bryce mentioned that he missed the vote last month regarding allowing a percentage of advertising in the murals, and that it was voted that there would be no advertising allowed. The group discussed the difference between signs and murals. Judy shared that all cities have rules and regulations on signage, and that if they did not, that it would be likely that signage would get very out of hand. She said that the intersection between art and signs is a question that comes up all over. The City of Dayton allows a certain percentage of a piece of art to be advertising, which was where the idea for Germantown to do something similar came from. In March, the board voted to not allow any percentage. Heidi said that a mural should just be art.

The group then discussed the murals that were done in Franklin. Mike K touched on some experiences he has had working with artists on murals. Bryce then discussed some of his visions for a mural at the Creamery. Judy briefly touched on zoning regulations for allowable size of signage. It was brought up that the City will need to continue this conversation going forward as more situations and opportunities arise. Judy said that the conversation would need to be had amongst staff, zoning, and ultimately City Council. The cost of signage and allowable size was also touched on.

Judy discussed the process and cost that would be involved in updating the code for the City.

Tom shared his opinion that he is not keen on having signage in the middle of a mural, as it can be hard to know where to draw the line. Judy also shared that the City is looking for a new City Planner.

Misc.

Mark invited the group to Opening Day at the Historical Society on Sunday May 4 from 1-3 PM. He shared some of what can be expected there.

Ken shared that he will be attending the Great Outdoor Assembly this evening. He will be attending with a woman who has an outdoors based business in the area.

Heidi shared that there is a new bakery focused on sourdough that is coming in on the west side of town on Market St. Will added that he saw the owner comment online that she would have a booth at some of the upcoming Center Street Market events.

Will received an email from a new eye doctor that is planning to come to Germantown. They also reached out to Heidi and the Chamber. Will gave them a number of people to reach out to as they stated they wanted to be involved with the community.

Dave brought up some questions he wanted clarification on regarding the Hosler Building and the potential business of the Kings. He also made an introduction between Scott Weidle and an individual that is interested in working with Scott to develop Scott's property on Route 4. This individual has worked with others in the area previously. Dave also inquired with Mike K about the previously mentioned idea of creating a non-profit that would allow Valley View students to be bussed to the downtown. Mike K shared some of the information he received on costs for transportation. Potential ways of moving forward on this initiative were discussed.

The group then discussed County rules regarding food trucks.

Will shared that Amanda will now coordinate the movies in the park for the summer. In June, the movie is Shrek, in July, it is Pitch Perfect, and in August, it is Finding Nemo. Amanda is finishing sponsorship packets. The night is now on Fridays rather than Wednesdays. Mark suggested showing a cartoon before the movies.

Will touched on a letter that was sent to the community and posted online regarding the striping on Market St, which was previously discussed at an EDC meeting as well as at City Council. This striping will be coming in the near future. The interplay between home rule and state routes was then discussed. Bryce pointed out on the attached map that there were more spots removed than what was previously discussed. Will confirmed this was true and that staff would follow up.

Dave said that the group working on the Mexican restaurant going in to the old Opera House hopes to be open in about 2 months. He also confirmed that he heard Jackie signed a new lease with Roush on the Laffs building.

Meeting Adjourned at 10:36 am