

ECONOMIC DEVELOPMENT COMMITTEE
City of Germantown
September 18, 2025
Meeting Minutes

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

Staff Present: Will Parsons, Community Relations Manager; Chad Adkins, City Planner; Judy Gilleland, City Manager

Call to Order

The meeting was called to order at 9:03 am.

Approval of Minutes

The August 2025 EDC minutes were unanimously approved.

Business

Business Recruitment

Tom inquired about the Mexican restaurant on Main Street. Mike said that he has been keeping an eye on it and that there has consistently been activity happening/people working. Bryce had seen their applications for liquor permits listed. Mike then mentioned the practice of using brewery permits rather than liquor permits. Designating an "entertainment district" was also mentioned, which can be a bit of a process.

Market on Main Street is coming back for another year at 40 N Main Street. Their lease runs October through December.

Will shared about the open house for Schenck Furniture, which is occurring on September 20.

Chad shared that there is a traffic study being conducted for a potential Wendy's which would be located in the Hickory Pointe PUD on the commercial side. They would be looking to add a turn lane out.

Other items shared regarding Planning Commission included the Bear Creek PUD being purchased by a family that is seeking to turn it into a family compound. The city is working through this process with the family. The owner is also considering building a corporate retreat on the property. Judy has recommended that the owner attend a work session with Planning Commission to work through things. The family is working with Burkhardt Engineering.

Cristo is developing the Weidle property in the Ron Heights area, the current proposal is 52 homes.

The BZA altered the Broad Hill PUD to be zoned for single-family homes.

Ken inquired about requirements for developers to include green spaces. Chad responded that currently there are some stipulations for open spaces but there are no requirements for amenities. Judy shared

that there is a park impact fee. Heidi asked if the City collaborates with VV schools when new residential areas come. Chad said there is communication. Chad made himself a note to look into public amenities/green spaces and coordinating with the schools.

The group then discussed the scheduled conflict of beggar's night and a VV football game. Judy shared that the Dayton Area Mayors and Managers group set trick-or-treat a while back so that all communities in the region would have it on the same night.

Ken shared an idea for a city-owned campground, based off a place in Michigan he frequents. It is in walking distance of that town's downtown area. It is also part of a park so there are shelters and activities. He wanted to see if such a concept had ever been proposed in Germantown. Mike shared that everything south of the downtown is in a flood plain. Heidi shared that there is an area in town that has been discussed as a potential, private campground. Ken said that many campgrounds are located on floodplains. The group discussed areas in town where a campground could be situated. They then discussed well fields. Ken shared that there are about 100 spots at the campground he visits. Judy briefly brought up that the City is considering cutting back on the amount of land it owns that is currently leased to farmers. Ken was thinking of RVs for the campground.

Events

Will went through the list of events coming up in the coming months, including:

- Center Street Market
- Pretzel Festival
- Germantown Jingle
- Ghost Walking Tours
- Santa Cookie Walk
- Hollydays Festival
- Monday Grub Day

Will then shared that a spreadsheet has been created to house ideas and brainstorming initiated at ED meetings. After listing items on the list that he pulled from the last year and a half of EDC meetings, Bryce suggested breaking the list down into categories, such as: events and infrastructure. The group thought it was worthwhile to provide an update on the list quarterly.

Miscellaneous

Heidi shared about a family from Germany that visited Germantown. Mike mentioned rebuilding the relationship with our sister city in Germany.

The sidewalk-shaving project was briefly discussed, along with the grant that paid for it.

Will shared about some of the minor changes to the DORA in the downtown, including the method for temporarily changing the hours as well as the signage.

Bryce shared that the Florentine won a \$50,000 grant, \$40k of which must go towards exterior improvements. Bryce is considering incorporating the bricks on the front sidewalk into the side patio

and is putting out a call for residents with old barns who wish to donate them so the materials may be used at the Florentine to create an awning.

Mike brought attention to the Covered Bridge project, which will be bid out in December. Thanks to grants received, this \$1,000,000 project will cost the city approximately \$100,000.

Meeting adjourned at 10:25 am