



## **Economic Development Committee**

**Date of Meeting:** January 19, 2026

**Time of Meeting:** 5:15 P.M.

**Place of Meeting:** City Council Chambers  
(923 8<sup>th</sup> Street, Second Floor)

---

The City will have this meeting available via Zoom. To join the meeting via internet and/or phone please use the link and/or phone number below. If your computer does not have a mic and you wish to speak, you will have to call in.

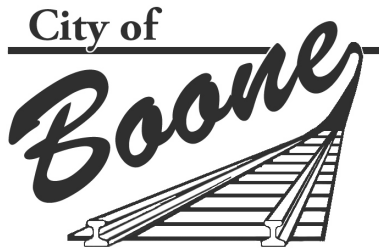
<https://us06web.zoom.us/j/84978634027?pwd=MYABXOaO7UV3w9jZngR9qCCyP39pjcl>

Meeting ID: 849 7863 4027

Passcode: 261420

Phone: 1-301-715-8592 or 1-253-215-8782

1. Call to Order.
2. Approve the Minutes from September 2, September 22, December 12, 2025, and January 5, 2026, meetings.
3. Development Plan Proposal. – Ryan Germain/Randall Shima.
4. Other Business.
5. Adjourn.



## Economic Development Committee

**Date of Meeting:** September 2, 2025

**Time of Meeting:** 5:00 P.M.

**Place of Meeting:** City Council Chambers  
(923 8<sup>th</sup> Street, Second Floor)

The City will have this meeting available via Zoom. To join the meeting via internet and/or phone please use the link and/or phone number below. If your computer does not have a mic and you wish to speak, you will have to call in.

<https://us06web.zoom.us/j/85106641063?pwd=QqhocEI08kpYTbMWZnLysrWK4TlpcE.1>

Meeting ID: 851 0664 1063

Passcode: 331235

Phone: 1-301-715-8592 or 1-253-215-8782

1. Call to Order.

*Present: Moorman, Williamson, Henson.*

*Others present: Elmquist, Majors, Turbes, Erich Kretzinger*

2. Approve Minutes from the June 2, 2025 meeting.

*Henson moved; Williamson seconded to approve the minutes from the June 2, 2025 Economic Development meeting. Ayes: all those in attendance. Nays: none.*

3. Review Boone Downtown Incentive Fund (BDIF) Grant Application for 615 Story Street, Boone, Iowa. – Kruck Plumbing and Heating.

*The Committee reviewed the Boone Downtown Incentive Fund (BDIF) Grant application presented by Kruck Plumbing and Heating and discussed the walk-through the Committee had previously conducted. Williamson moved; Henson seconded, to award a Downtown Incentive Fund (BDIF) Grant in an amount not to exceed \$30,000.00 for 615 Story Street, Boone, Iowa, to Kruck Plumbing and Heating. Ayes: all those in attendance. Nays: none.*

4. Review/Approve a Demolition Agreement for 813 Keeler Street, Boone, Iowa. – CRB Land, LLC.

*Elmquist presented the Demolition Agreement for 813 Keeler Street, Boone, with CRB Land, LLC. The demolition shall be paid for by the City of Boone, with CRB Land, LLC reimbursing the City 75% of the total cost within thirty (30) days of project completion. The agreement also requires CRB Land, LLC to develop the property by constructing a commercial structure within thirty (30) months. Williamson moved; Henson seconded, to recommend approval of the Demolition Agreement with CRB Land, LLC to the full Council at the September 2, 2025, Council meeting. Ayes: all those in attendance. Nays: none.*

5. Request to Place a Wayfinding Sign at the Community Greenspace.

*Henson moved; Williamson seconded to recommend approval of placing a "Wayfinding Sign" at the 8<sup>th</sup> Street and Story Street Greenspace to the full Council at the September 2, 2025 Council meeting and bringing forth an Agreement at a later date. Ayes: all those in attendance. Nays: none.*

6. Review Proposed Downtown Boone Design Standards.

*Erich Kretzinger presented the Downtown Boone Building Design Guidelines for building rehabilitation, renovation, remodeling, and new construction within the Boone Central Business District. These guidelines mirror those adopted by the City of Jefferson, and by establishing them now will help support future grant opportunities. Williamson moved; Henson seconded to recommend approval of the proposed Downtown Boone Design Guidelines to the full Council at the September 2, 2025, Council meeting. Ayes: all those in attendance. Nays: none.*

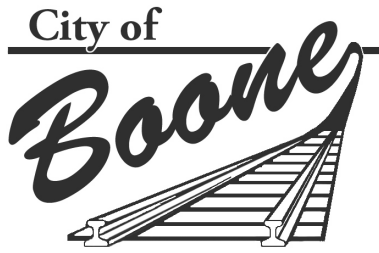
7. Approve Boone Downtown Incentive Fund (BDIF) Grant for 926 8<sup>th</sup> Street, Boone, Iowa.

*Elmquist stated that this Boone Downtown Incentive Fund (BDIF) Grant pertains to the Tin Pig Restaurant and Brewery, 926 8<sup>th</sup> Street. The roof, windows, and tuckpointing have been completed, meeting the requirements for both the Catalyst and BDIF grants. The deadline to submit for payment from the State is September 20, 2025. Williamson moved; Henson seconded to approve the Boone Downtown Incentive Fund (BDIF) Grant for 926 8<sup>th</sup> Street, Boone, Iowa, Tin Pig. Ayes: all those in attendance. Nays: none.*

8. Other Business.

9. Adjourn.

*5:29 p.m.*



## Economic Development Committee

**Date of Meeting:** September 22, 2025

**Time of Meeting:** 4:00 P.M.

**Place of Meeting:** 807 Story Street, Boone, Iowa

---

1. Call to Order.

*Present: Moorman and Williamson*

*Absent: Henson*

*Others present: Elmquist, Majors, Holly Stecker, and Heather Davis*

2. Boone Downtown Incentive Fund (BDIF) Initial Walk-Through for 807 and 809 Story Street, Boone, Iowa.

*Heather Davis walked the Committee through her construction plans for her building located at 807 Story Street, that included new lath, plaster, and repainting to one solid color. An estimate from Cloyd Platter, Best in Masonry, for the exterior of the building was presented in the amount of \$2,500.00.*

*Williamson moved; Moorman seconded to award a BDIF Grant at 40% of the estimate, in the amount not to exceed \$1,000.00. Ayes: all those in attendance. Nays: none.*

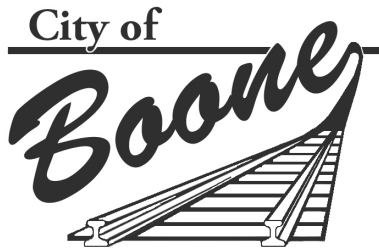
*Heather Davis next explained her plans for her building located at 809 Story Street, that included replacing the wood that was crumbling, framing around the top, and painting. An estimate from Virtuous Contracting for the exterior of the building was presented in the amount of \$2,000.00. Davis also stated she received an estimate of \$440.00 from Photon for a new sign to be placed in the middle of the façade.*

*Williamson moved; Moorman seconded to award a BDIF Grant at 40% of the estimate, in the amount not to exceed \$800.00 and 50% of the sign for \$220.00, for a grant total not to exceed \$1,020.00. Ayes: all those in attendance. Nays: none.*

3. Other Business.

4. Adjourn.

*4:28 p.m.*



## **Economic Development Committee**

**Date of Meeting:** December 12, 2025

**Time of Meeting:** 4:30 P.M.

**Place of Meeting:** 806 7<sup>th</sup> Street, Unit U1, Boone, Iowa

---

1. Call to Order.

*Present: Moorman and Williamson*

*Absent: Henson*

*Others present: Elmquist, Majors, Casotti, Justin Funk*

2. Revitalize Boone Downtown Grant Final Walk-Through at 806 7<sup>th</sup> Street Unit U1.  
– Justin Funk.

*Justin Funk walked the Committee through the completed plans for his cooperative workspace business located at 806 7th Street, Unit U1. Elmquist stated that Funk submitted invoices totaling \$4,891.33 for chairs, desks, dividers, and related items, and that all expenses were accounted for. Williamson moved; Moorman seconded to approve the release of \$4,891.33 in Revitalize Boone Downtown Business grant funds. Ayes: all those in attendance. Nays: none.*

3. Other Business.

4. Adjourn.

*With no further business to come before the Committee the meeting was adjourned at 4:35 p.m.*



## Economic Development Committee

**Date of Meeting:** January 5, 2026

**Time of Meeting:** 5:30 P.M.

**Place of Meeting:** 809 Story Street, Boone, Iowa

---

1. Call to Order.

*Present: Moorman, Williamson, and Henson*

*Absent: None*

*Others present: Elmquist, Majors, Casotti, Montag, Dryer*

2. Final Boone Downtown Incentive Fund (BDIF) Walk-Through at 809 Story Street. – Ema’s Elegance.

*The Committee reviewed the completed plans for Ema’s Elegance at 809 Story Street, Boone, Iowa, which included replacing exterior wood and window framing and painting. Heather Davis submitted an invoice for \$2,000.00. Williamson moved; Henson seconded to approve the release of \$800.00 (40% of the invoice) in Boone Downtown Incentive Grant funds. Ayes: all those in attendance. Nays: none.*

*Heather Davis also submitted an invoice for \$469.40 for a new sign installed in the center of the façade at Ema’s Elegance, 809 Story Street, Boone, Iowa. Williamson moved; Henson seconded to approve the release of \$234.70 (50% of the invoice) in Boone Downtown Incentive Grant funds. Ayes: all those in attendance. Nays: none.*

3. Other Business.

4. Adjourn.

*With no further business to come before the Committee the meeting was adjourned at 4:35 p.m.*