

ECONOMIC DEVELOPMENT MEETING
TUESDAY, MAY 9, 2017

Meeting was called to order by Chairman Brice Lake.

In attendance were: Rebekah Wright, Becky Lehman, Jamie Morrow, Joyce Ryerson, Dustin Lehman, Laura Cabrera, John Anderson, Luke Campbell, Steve Henderson, Mignon Dureka.

Guests: Linda Conner of Council on Local Governments and Cory Ten Beuzer of Director of Member Care with Co-Mo Electric, and MCDC.

Also attending was Jacquie Brewer of VBC.

Cory stated he was happy to have a grassroots organization like EDC coming together. Involved in MCDC 12 years ago. Group is defunct now. Mo. Partnership connects the dots, to spend funds. With limited funds and opportunities, pick your passion. Don't try to take them all on. Co-Mo offers fiber optics, Versailles is a clean, quiet small town with fiber optics! Reach out to utilities .

Linda shared information on Location One – site selection website at Mo. DOT, offering opportunities to benefit cities, items on website. Dixon Bldg. is the only one listed for Versailles currently. A location doesn't need to be certified to be on Location One. Go to locationone.com- takes you to Mo. EDC with lists to complete & submit, i.e., 25 continuous acres for an individual, environmental phases 1 & 2, site ready for development, 6" water mains, lift stations, cleared of dense forest & underbrush, etc. A site visit from Council to see if we qualify. Concerns are capacity estimate for development for a potential business. Community Block Grants give funds for sanitary sewers. EDC - gather information to put on Location One for presence, work towards establishing goals.

Other areas of consideration: 5 yr & 10 yr plans, demographics, projection of demographics, quality of life, parks, id community needs, housing, health care, potential facilities, goals, understanding the economy, the market for sale, have your own website tell who you are & what you are not: tourism, strengths, weaknesses, opportunities, threats, history of the project, zoning, comprehensive future plan – based on what you have: airports, land use, high fiber optics = high speed + telemarketing, utilize the Mo. Energy efficiency programs. There is no cost for the plan. Available information with: 1. kick-off meeting, 2. Vision meeting, 3. Steering committee meeting, and 4. final meeting with comments up to 30 days from all to add/change/delete information.

Mayor Silvey talked with Linda about Steering Committee. Are there broad goals for the City? Bullet point them, establish sub-committees to id action items to work towards completion. Kick-off meeting is early in June, regarding Engaging tourists, tourism, what they want to see in their summer months in Versailles Feasibility study, research funding availability. Regional EDC strategy of LORDEC mentioned, received from Joyce February meeting. Brice wants to attend June meeting. City plans & county plans don't know. Steve said these same questions were asked 10-12 years ago.

Laura brought info about jobs on line, utilizing the fiber optics Co-Mo is offering. College education not required. Suggested the newspaper to print these job opportunities. Some companies offer special training to work from home, and employee benefits.

Steve said that the 5-30 employee company is our market. Gates pulls from 50 miles out. Luke said not passing the drug test is the reason. We need to draw them to work for higher paying jobs, like Eldon Career center with their welding program, or Call Centers. Workforce is there. We have low income jobs. Steve said we need to focus on foundation – we have the ground-yes, the utilities –no.

Joyce said specify the goals of the group, to identify them for VBC, i.e.: focus on workforce development, job opportunities locally, develop, identify, maintain Location One to draw in prospects. We have the website – need to develop it, coordinate efforts with City & County to develop a strategic plan for education.

Laura said main website is finished to show at next VBC group meeting. Channel 8 and 13 have the Mo. website as well. Cory said Laura is the future, robotics, the voice around the world, doors have opened up. Group agreed that HS graduates wouldn't have to move away for good jobs. So many opportunities exist. Remote jobs at home would - keep it rural, keep it beautiful, in a safe community.

Laura offered flexjobs.com for work from full-time, flexible home telemarketers. Distributed examples: Sykes, Brightree; Fiserv Card Services, Formstack, LLC-customer support specialists, Dekeo-apologize, resolve, diagnose-home based, and Chat Shop-live chat on websites. www.flexjobs.com. Laura stated that June is too soon to get a job fair up, but a resume workshop first, then a job fair. Jamie & Mignon volunteered to help. Laura will contact U of Mo. Extension in Versailles. Becky said we can probably use Middle School computer lab. You can be a game tester as an on-line job! Becky said education needs to learn to change, to get skills to stay locally. Luke said the world is moving away from brick & mortar. Promote the rural and good standard of living, low cost of living here,

Brice said Versailles Area Chamber is a 501c3. MCDC may or may not be a 501c3. Steve feels that MCDC should be separate from the Chamber. City will not work with private entities. MCDC needs to make a decision. Cory said that MCDC will be supportive of a community decision. He's excited to see the diversity of this EDC group. With a tract of land, lots could be sub-divided, a gated community to attract new people. Dustin said Hwy. 5 south is for residential with woods & hills and Hwy 52 for prime commercial.

Jamie said we take for granted in Versailles: performing arts, the Lake, sidewalks, walking to the post office, Olde Tyme Apple Festival, parks, pools, entrepreneurship. Need decent housing, a bank to do spec homes. We need to raise our expectations of ourselves.

Linda said Renovate America gives special assessment to properties, costs divided over 30 years for a 30 year roof, assessment stays with property. There is a Demolition Grant Program available for communities.

Jacquie said 3MT program youth program coming to Versailles June 19-23, 1017. Anticipating out-of state 120 youth and need adult volunteers, for residential beautification. Whether it be paint, gutters cleaned, debris picked up or supervision. Need volunteers, lunch will be provided each day by a local church. List of what needs at each of the 4 properties here in Versailles. Other efforts through Habitat for Humanity, Brush With Kindness, and World Changers.

Next meeting is Tuesday, June 13, at 6pm at the Chamber office.