

**CITY OF NEW HAVEN
ECONOMIC DEVELOPMENT COMMITTEE
REGULAR MEETING**

Tuesday, January 13, 2026

4:00 p.m.

Location: New Haven Public Works Facility, 205 Industrial Drive, New Haven MO 63068

AGENDA

- 1. Call to Order**
- 2. Roll Call**
 - a. One vacancy on the committee
- 3. Approval of Minutes**
 - a. November 9, 2025, pages 1-2
- 4. Community Survey**
 - a. Review Results, pages 3-15
 - b. Start with one small thing
- 5. Discussion with Business Community**
- 6. Miscellaneous**
- 7. Adjourn**

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**Minutes of the Economic Development Meeting
December 9, 2025 – 12:00pm
New Haven Public Works Facility**

Call to Order: Sarah Skeen called the meeting to order at 12:00 PM

Roll Call:

Members Present: Dr. Hoener, Dave Engelbrecht, Lydia Placht, Michelle Otten, Tara Steffens

Members Absent: Mark Laune, two vacancies

City Staff Members Present: Sarah Skeen

Alderman Liaison Present: Steve Bertrand

Community Members Present: Robert Ross

Approval of Minutes: Motion to approve the minutes from October 14, 2025, meeting made by Lydia Placht, 2nd by Tara Steffens.

Ongoing efforts to find two replacements for Tim Otten and Stephanie Guterrez who have stepped down from the committee. Robert Ross is in attendance and has interest in serving on the committee.

Community Survey: Preliminary results of the survey were shared with the committee. The survey closes December 31st 2025. There were about 70 responses so far. There was another recent push on social media and the website to solicit more responses. So far responses have shown that many residents are either shopping online or in other towns, although over half the respondents would most likely shop near home given the choice. Most respondents support growth of town while only 43% support annexation. A focus should be on growing within the boundaries of the current city limits. Some of the comments made were concerned with the status of the school district. Dr. Hoener addressed the difficulty of adding programs such as football or AG because of limited enrollment, although he did state that the district can handle an increase in enrollment. A focus should be on attracting students based on the quality of education and the high academic standards that New Haven School District can offer.

The survey also revealed that jobs and economic activity were a high priority for respondents. Half the respondents said that this was the biggest challenge and concern for New Haven. Attracting and keeping large companies, not only in manufacturing, but the banks, the care center, and the school district, would require an increase in population through residential development. The city needs to encourage development of homes for all stages of life. Zoning codes need to be reviewed and revised to support growth that includes starter homes, homes for a variety of economic classes, as well as for the elderly. It was also suggested that the city could offer incentives to reduce the cost of building dwellings on lots that need connections to utilities and need street improvements. Sometimes these added costs are prohibitive for small scale builders on infill lots. The question was asked whether the current Lagoon system can handle more development.

Local Use Tax Campaign: The local use tax will be on the April ballot. A campaign to inform citizens of this tax measure and how the revenue will be used is needed. Sarah Skeen will meet with the Chamber of Commerce to develop a local use tax campaign and promote the tax. This tax would only apply to out-of-state online purchases and would not be an additional sales tax for local businesses. This tax would help “level the playing field” for local businesses. The estimated amount of revenue would be around \$35k a year. She suggested that the revenue could help fund economic development incentives for local businesses.

Vision and Mission Statement: The committee briefly discussed the vision statement and there was a consensus that Michelle Otten’s vision statement “To build a thriving hometown with growing business

and quality, affordable housing for every generation” should be the committee’s focus. Economic growth would need to start with housing.

Miscellaneous: There was a discussion on reaching out to local businesses and inviting them to the next meeting. The next meeting was scheduled for Tuesday January 13th from 4-5pm. This will be held at the Public Works Facility.

A motion to adjourn was made by Sarah Skeen, 2nd by Dave Engelbrecht. All were in favor. Meeting adjourned at 1:17 PM

Respectfully submitted by,

Sarah Skeen

Sarah Skeen
City Administrator

City of New Haven MO Survey

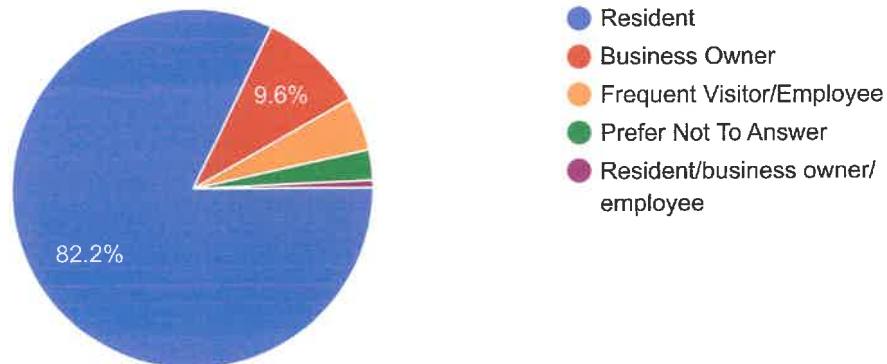
148 responses

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What Best Describes Your Primary Role in The Community

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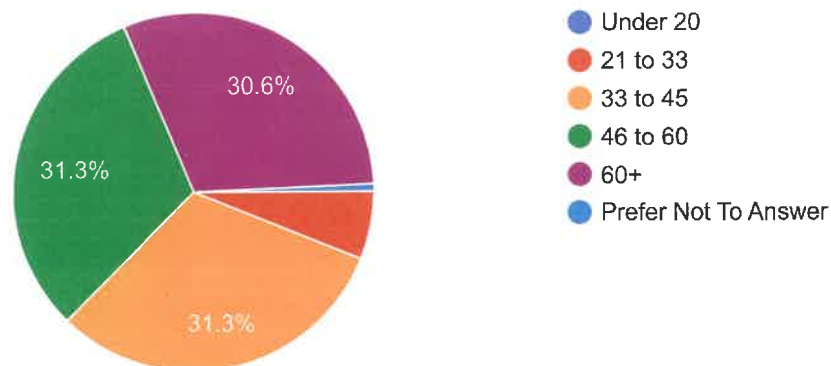
146 responses



What Best Describes Your Age Range

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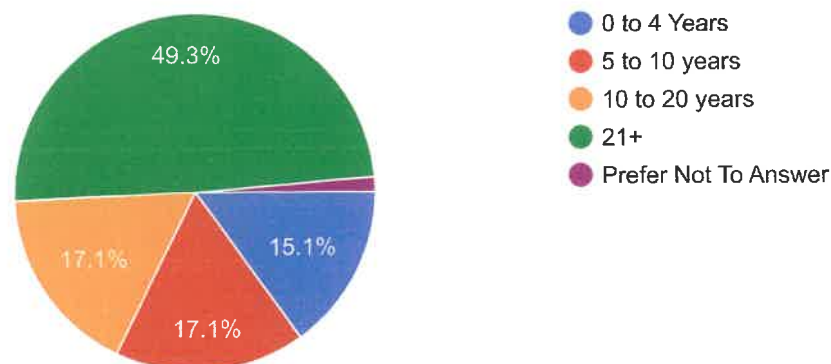
147 responses



How many years have you been in the community?

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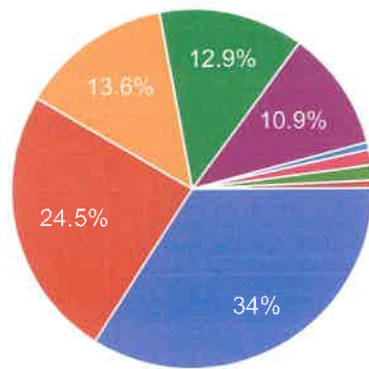
146 responses



How far do you live from where you work?

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147 responses

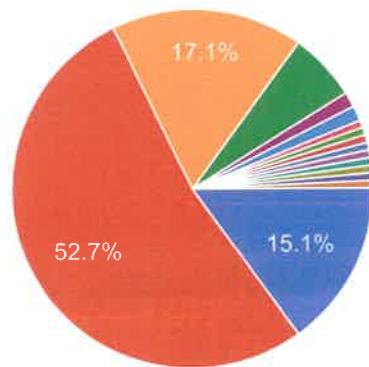


- Work at home/Retired
- Under 10 minutes ("in town")
- 15ish Minutes
- 20 to 35 Minutes
- 40+ Minutes
- Prefer Not to Answer
- Retired
- Self employed

Where are you most likely to shop?

 Copy

146 responses



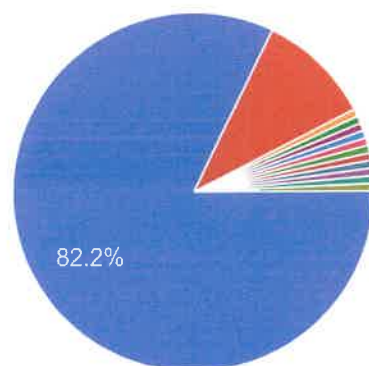
- Near work
- Near Home
- Online
- Washington
- Depends what I need
- Neighboring Towns
- Home if I can

1/2 ▼

Do you want to see growth?

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146 responses



- Yes
- No
- Enough to survive.
- This is not a Yes/No question....
- Need to keep more green spa...
- Some
- Depends on the specific growth

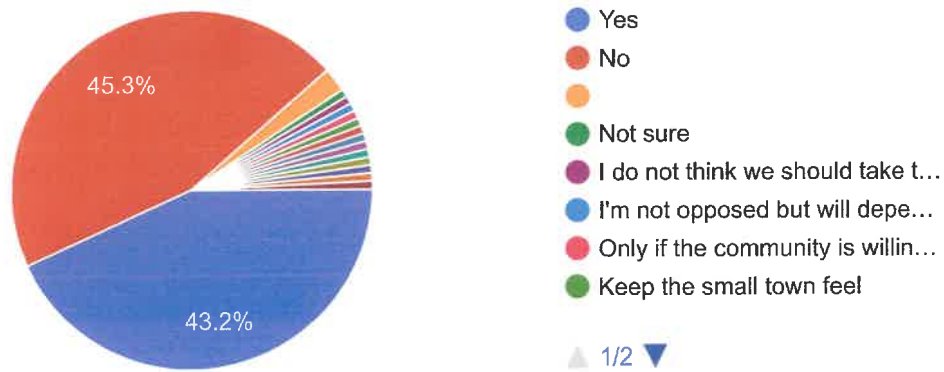
1/2 ▼



Do you want to see growth by annexation?

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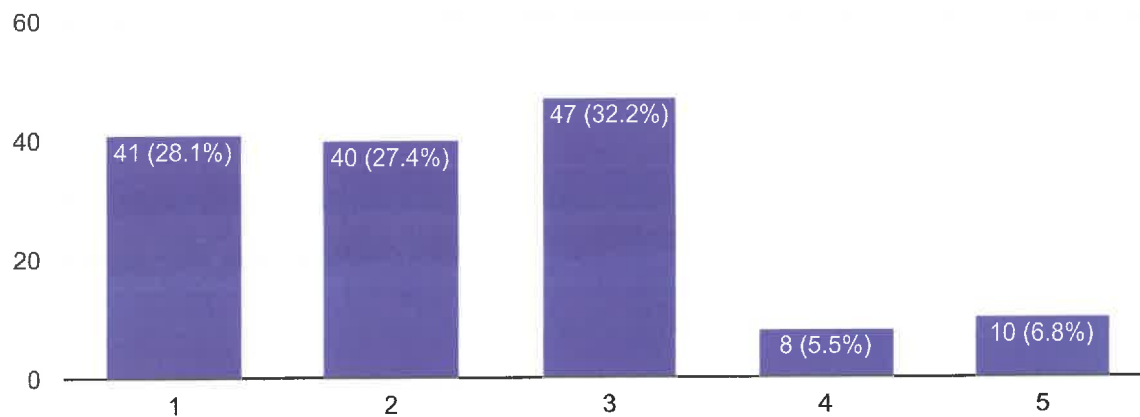
139 responses



On a Scale of 1 to 5, how satisfied are you with the rate of economic growth in The City of New Haven

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146 responses

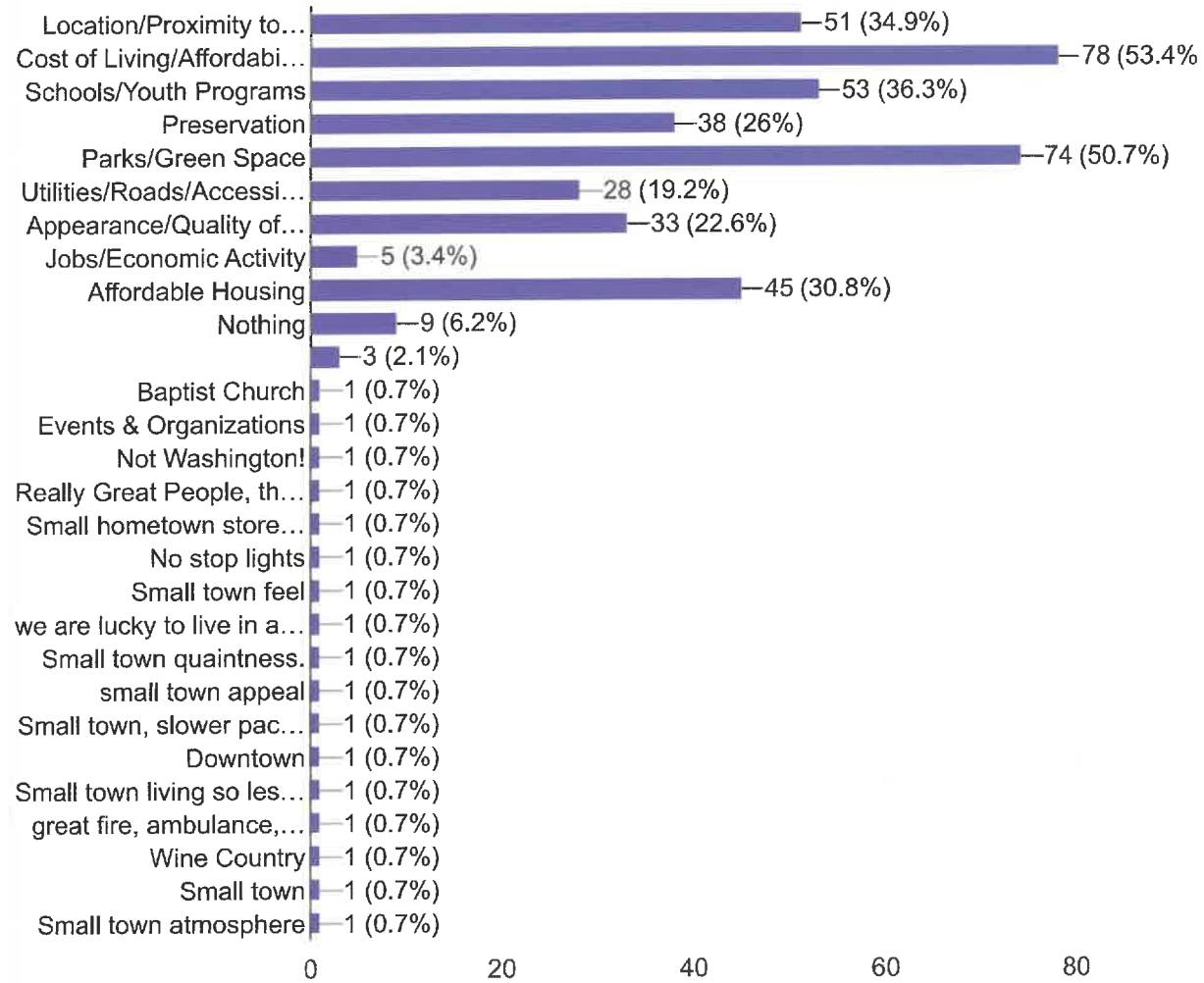


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What stands out as ATTRACTIVE about The City of New Haven (Check all that apply)

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146 responses



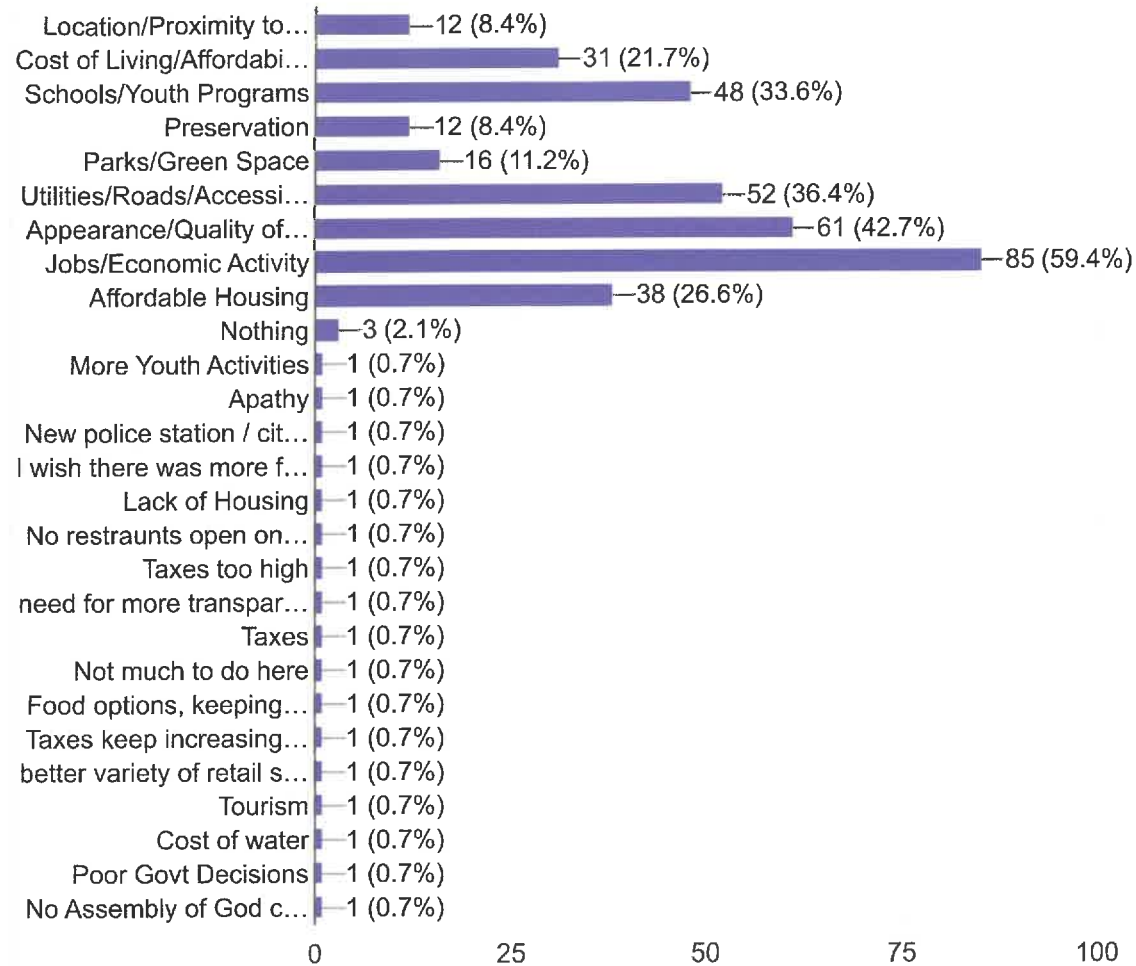


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What are the biggest Challenges/Concerns for The City of New Haven (Check All That Apply)

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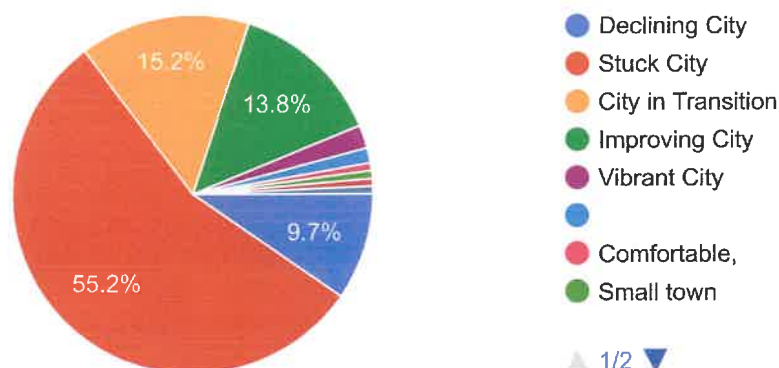
143 responses



Would you consider the City of New Haven Mo a...

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145 responses

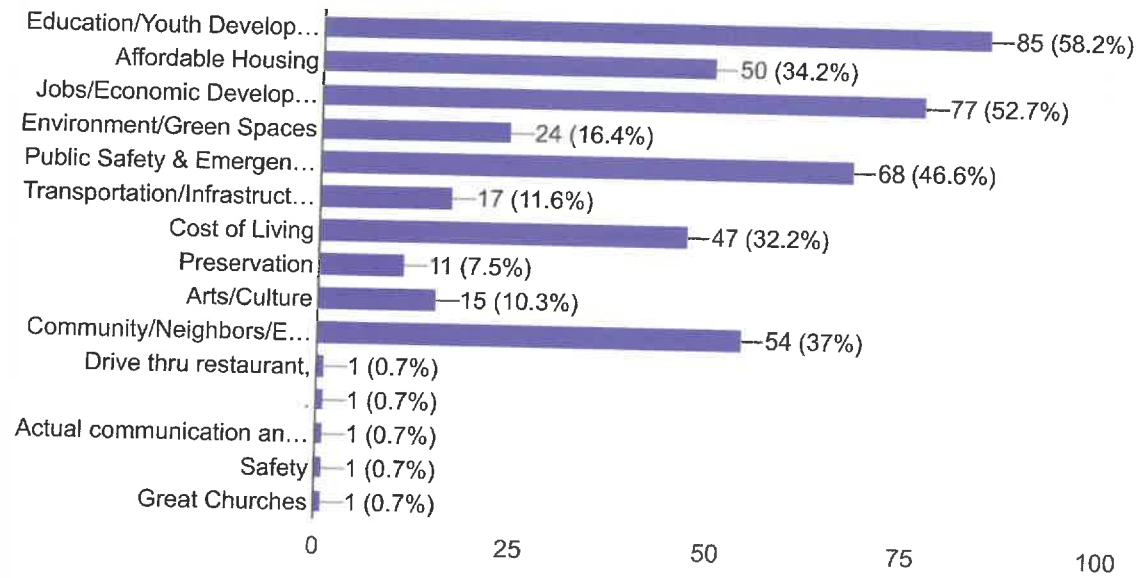


1/2

Please check the three (3) most important/valuable things to have in your community

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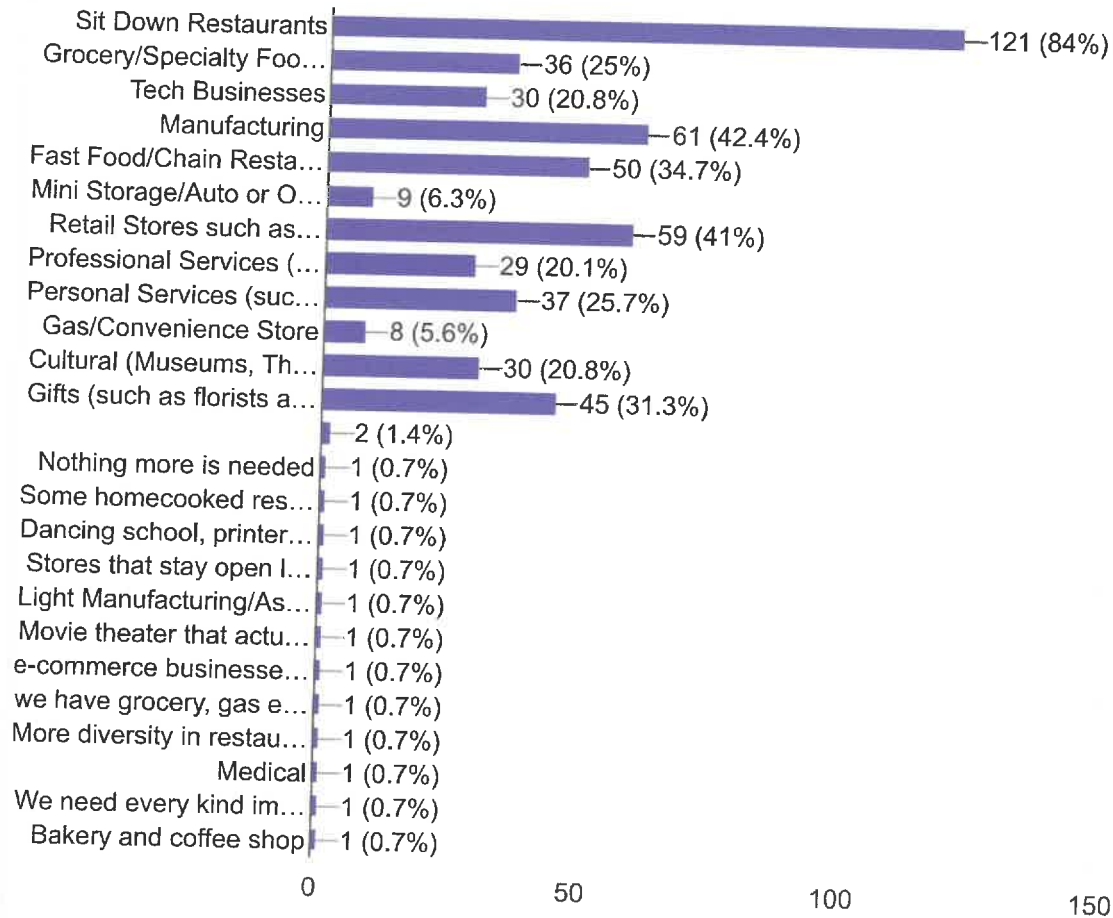
146 responses



What type of businesses would you like to see in New Haven (Check All That Apply)

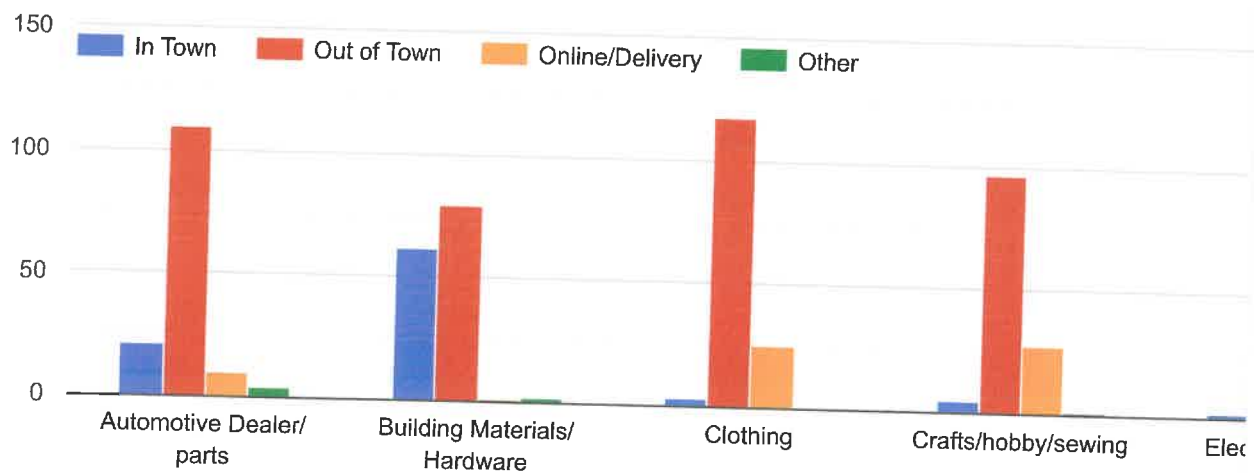
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144 responses



Please indicate where you shop for the following categories

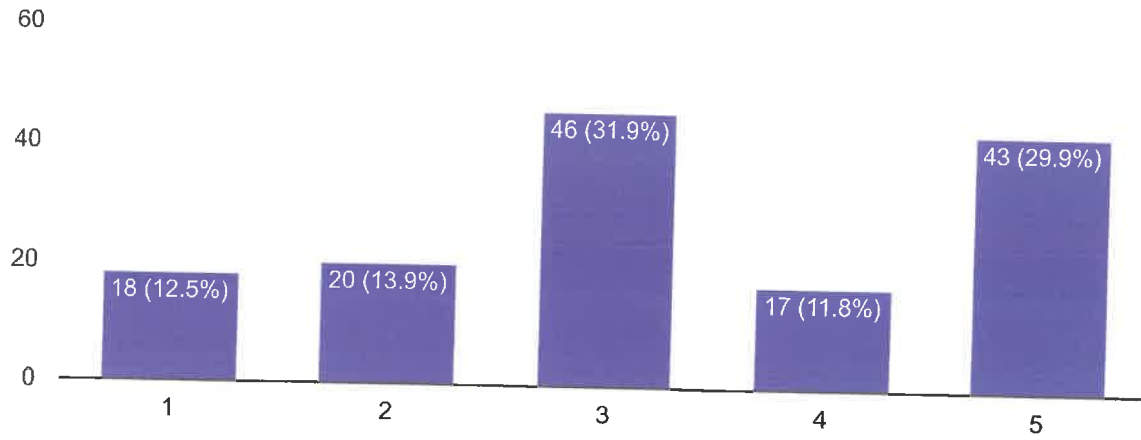
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If you need to downsize or upsize your home, how important is staying in New Haven to you?

 Copy

144 responses



If you have other things you'd like to address, let us know!

42 responses

East Industrial Dr. needs a truck turn around at the end of the drive

Its imperative to the city proper and the surrounding greater community that the School District takes a leap forward to improve programs to keep and attract students. In small towns schools are the thing they bring communities together.

Communication to the citizens about happenings around town instills trust and support. There have big steps taken via the police in this.

Overall, the City is on the right track.

Stop putting shamrocks on everything and get rid of roosters downtown

Super excited about the soccer field

I feel like the city wastes a lot of money and makes decisions that don't make a lot of sense . For example - soccer field (why not make what we have nicer instead of adding another thing to maintain) , disconnecting the road in between the legion and the park (ir is not safer , and now hu can't get from school to legion ball field) , having the German monument downtown then uptown , and let's not forget the study they did to see if we could make downtown 2 way street only to waste money and change it back, spending tons of money on downtown and then proposal truck can't make the turn ... how about the bridge (while it does look nice , the kids don't use it they still walk the shortest way) , did I mean took the soccer field ?? It's like there is no one in charge with common sense . I'm grateful we at least have a decent police chief now so that's good. We wonder why people don't show here but we have the highest tax rate . We wonder why ida are choosing other schools but again, our tuition for the r2 students is higher than Washington's . Take something like the park and make it really nice. Just sew that soccer field in grass and call it a day.

Having a Police Department back has been a blessing. Not only for safety, but they keep people compliant with city ordinances.

It's nice that we have some light industry, however it is spread out all over the place. Would be nice to have a "consolidated" industrial area. Not to mention the semis on Miller are dangerous.

Lastly, we need to attract folks who will support this town thru shopping, eating out and community events. We need median priced "blue collar" housing. We do not need any more subsidized or section 8 housing, or rentals, for that matter. A town can not survive with residents who do not frequent the town's restaurants and shops. Sorry for the blunt words, but it is the unfortunate truth. Thank you for allowing our responses

The town of New Haven has many citizens and business owners who care a great deal about their community. There is a lot of potential to thrive. Unfortunately, politics, little to no communication, lack of funding and stubbornness serve as road blocks to New Haven's growth.



These are mostly contributed by members of the City Boards, City Hall and others supposedly in charge.

The citizens of New Haven don't have a clear or direct path of communication to these so called representatives. Most of us don't have a clue what is going on in our community and the decisions being made for us because they are often made behind closed doors. This town needs to have transparency with its people. It looks to be on the path of self destruction and many are leaving because of it.

There is no opportunity here. No jobs that can support a home. Very low educational opportunities, academic or extra curricular. A very tiny selection of businesses to shop local from. No housing opportunity. The list can continue.

What it does have are kind hearted citizens who care about this community and want to see it thrive for their future and generations to come.

We need help.

There are so many rentals and homes in New Haven that are junky. Need to clean up. Need businesses to come to New Haven for more revenue. New Haven needs a new high school instead of piecemeal. Also need to attract and offer some classes that will draw kids to come to New Haven instead of going to Hermann or Washington. Concerned if school choice is offered we might lose our school.

Most people go to Washington for the majority of things just because they're not available in New Haven. If you want a bigger grocery store, then you're going to go to Washington. If you want to go to Maurices or Cato's or JCPenney or Kohl's, you have to go to Washington. If you want to buy fresh flowers, you have to go to Washington.

We would like to see utilities improve immensely for the price we pay or prices improve and lower. It would also be nice to have yard waste monthly pickup.

The primary importance is safety

Some things to consider when it comes to economic development - you need to make it easier on businesses here. We have a high tax rate - so it's cheaper to buy groceries at Walmart ... we think the answer is raise the rate but that just lowers the willingness to shop here. There is a lot of focus on downtown, but the driver should be industry. Cory gave away prime industrial ground for shipping container storage that doesn't even bring in tax dollars to the school district. We need leadership that brings people together. We have a park board operating independently of a city govt.

New Haven needs physical and economical growth. We need new homes in new neighborhoods, minus an HOA. Let ELS build apartments and rental homes. We need more people living near their job. We have jobs available but families can't afford to live in town with high rental costs and home prices. Clean up downtown by the river. Upgrade boat and trailer parking areas. Add trees and landscaping, so we can't see the disgusting shit pond at the riverfront. Do something about the potent smell coming from it, too.

New Haven needs either more apartments or single family homes. People are moving to nearby towns because there is no affordable housing available here.



Do not approve any AI or Data center

The town needs "some" growth, but not low rent, section 8 housing. We need people who work and pay taxes, we need blue and white collar housing. I wish all manufacturing was in one area, the semi trucks on Miller are awful. This town has so much potential, but answers...I do not have.

If the question about annexation is a true possibility, and you all are thinking Washington, that would be a drastic error and ruin why we moved here. I would definitely move away, that town is corrupt, got way too big and I want nothing to do with it! I actually do everything I can, not to go there. I go to Herman if NH doesn't have what I need. Thank you and good luck.

Need better options for school programs/youth in general. The town needs to grow.

We need restaurants that are not Mexican

More inclusion for New Haven transplants.

We need restaurants open on Sunday/Monday and Restaurants, other than Mexican, open at night for families. New Haven needs new apartments and affordable rental homes. The apartments available in town are an overpriced dump. There's no reason for rent to be higher in New Haven than Washington. We need physical development and growth by redrawing city lines to expand the town.

The town needs to become more unified and have more cooperation between various factions.

The economic assets of downtown New Haven are not a muddy river, a collection of old buildings or a disruptive railroad track. If they were, the downtown district would be thriving for the past 45 years. The true assets are greatly affordable commercial rentals, a USPS post office and high-speed fiber optics.

In all these years, as the core businesses have moved to the highway, the business model has been 'open it' and they will come. But they don't ... and they won't. Nor would we want to turn New Haven into an eat, drink and sleep-it-off business community like Hermann, a small town that has steadily lost population and school enrollment.

On the other hand, a well-planned and researched e-commerce district in downtown, utilizing the many forms of assistance for such commerce, could draw a healthy clientele of small businesses which otherwise would stabilize downtown and also attract ancillary businesses and walk-in trade.

After an investment of about \$2M in concrete work to encourage walk-in trade, notable anchor businesses have skedaddled. Downtown does not have the attractions necessary to divert the thousands of patrons needed to insure stability and growth as an entertainment venue.

Time to think outside the box.

Respectfully, Terry Beckmeyer

why would the school spend money on electric busses and rakemoney away from local businesses ...the long term cost will be outrageous when the grant money runs out and it will

Like to see the town have a identity

I value that New Haven is a rural farming community with beautiful hills and natural landscapes. These are some of our greatest assets and should be protected and highlighted as part of our town's identity. I hope future growth respects this character and avoids large-scale housing developments that take away from the open spaces and scenery that make New Haven special.

A stagnant town is a dying town, healthy growth is important. Something needs to be done about our schools. They are struggling. Basically no students want to come to New Haven from R-2 and that is a big problem for the town.

I am concerned with the school district. Why are so many local parents sending their children to other schools? Why are so many RII kids going to other schools and not New Haven High School? Also we need more industry. Why do companies not come here?

the town cannot grow if the businesses here are not supported. but most of the time it is impossible. example: my insurance covers more at walgreens than pratts

City ordinances and the requirements/expectations of property owners

Love the school and the events like the balloon race and scarecrow fest, etc. City employees, road crews, etc are fabulous and do a great job with minimal funds available. Would be great if we had more than just the ice cream shop and mexican food which are both going downhill a bit. Caseys would be so much better if they actually had hot food prepped more often. Maybe BP could expand their location to include more food services. Uptown house prices are way too inflated (from the national housing price inflation) and more affordable houses are in sections of town that aren't great (crime and drugs). This makes it difficult for quality younger families to establish roots in our community.

A lot of people do online purchasing now so New Haven needs a use tax!

A key is to get more housing/studio apartments downtown. Additionally, increase tourism with short-term camping spaces downtown like they do in Hermann.

I don't want urban sprawl. We have a beautiful landscape and should showcase it more. We are so close to the Missouri River I think we take it for granted.

Medical services would be helpful, such as an urgent care, optometrist, dentist, or primary care provider

N/A

We are stuck town. Everyone around us is growing, evolving, and changing, and we are staying the same, and even borderline regressing.

Retail businesses need consistent hours - be open when you say you'll be open

Places that stay open later than 12:00 on Sat. (lumber yard, scheer sales(I know they are closed now) etc.)

Growth isn't always a positive thing. Bigger cities have bigger problems. First step is to attract bigger manufacturers to provide good paying jobs. Then permanent housing comes after that. People will mark that they want all the big city amenities on this form, but we can't sustain them.

For example, people want a soccer field. We don't have enough students to field a team at the high school. Who will coach it? We can't even get enough coaches for basketball. The parents that want a soccer field- how much have they donated? How much coaching have they done? Looks like the field has been abandoned and it's not even finished. Park board should have asked more questions. When other towns said no, why would New Haven say yes.

Our taxes and bills continue to increase but nothing is changing or improving!

The gravel streets.

Cellular service needed downtown; downtown is so disconnected from the rest of town. I feel that the "transplants" (newer to New Haven) are the only ones who patronize the businesses downtown. Why? I feel the town is divided Again, why?

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