

Richland Economic Development Board

Meeting Minutes

for

January 10th, 2022 – 9 am

Mission Statement: Fostering A community of Opportunity, Success, & Excellence

The Richland Economic Development Board met on **Monday, January 10th at 9:00 AM at the Council Chambers of the Richland Center Municipal Building, 450 S Main Street, Richland Center, Wisconsin** and discussed and/or took action on following agenda items:

Board Members in attendance: Mike Breininger, Todd Coppernoll and Marty Brewer

Board Members absent: None

Advisory Members in attendance: Kari Honer, Clint Langreck, Ashley Oliphant, Don Fieldhouse, Bruce Roesler, and Eric Klang

Advisory Members absent: None

Director in attendance: Jasen Glasbrenner

Agenda

- 1. Call meeting to order, establish that a quorum is present and that the meeting has been properly noticed** - Director Glasbrenner confirmed proper notice.
- 2. Approval of Agenda**
Motion by: M. Brewer
Second by: T. Coppernoll
Discussion: None
Vote: Passed Unanimously
- 3. Approve previous meeting minutes from Dec 13th, 2021 and Jan 3rd, 2022**
Motion by: M. Brewer
Second by: T. Coppernoll
Discussion: None
Vote: Passed Unanimously
- 4. Seating of Don Fieldhouse as a new Advisory Board Member representing the Retail Sector (Seat #3). (M. Breininger)**
Motion by: T. Coppernoll
Second by: M. Brewer
Discussion: T. Coppernoll welcomed/seated Don Fieldhouse, Retail Sector to the RED (Richland Economic Development) Board
Vote: Passed Unanimously
- 5. Director's Report (J. Glasbrenner)**
Discussion: See Attached Report

Richland Economic Development – Director’s Report

January 10th, 2022

By: Jasen Glasbrenner - Director

Economic Development Projects / Efforts

- **County – CDBG Close Project**
 - *Continual involvement with Lone Rock and the City Auditorium to facilitate project advancement*
 - *Demolition is 80% complete in Lone Rock*
 - *I am working with engineers on additional contamination on site*
 - *Managing change order requests*
 - *Auditorium preconstruction meeting and facilitation of making parking lot available for construction process*
 - *Auditorium Groundbreaking took place Tuesday Dec 28th*
 - *Article in the paper should publish this week*
 - *Projects to be completed by fall of 2022 - Continual project monitoring will be required through this date*

- **County USEDA - Flood Recovery Grant Efforts**
 - *The final Richland Workforce Attraction Marketing Plan has been released and is posted on the County website under Economic Development*
 - *Fancy Creek Restoration Project – Phosphorus reduction – On-going*
 - *Comprehensive plan for the City of Richland Center was adopted and now serves as a guide for advancement – Southwestern Regional Planning Commission (SWRPC) has proposed implementation meetings*
 - *Work continues on the County Strategic Plan with a meeting today*
 - *Both the City and the County have agreed to Recreation Plan Updates to be provided by SWRPC*

- **County and City Branding**
 - *County Branding Committee has been appointed*
 - *Work to bring together the City Branding Taskforce*
 - *Facilitation meeting held last week setting the process for the committee meetings and a timeline – materials and communications are being crafted for the first meeting which is tentatively set for Jan 27th, 2022*
 - *Continue to work with City Council person to finalize wayfinding signage text and sign location map*

- **General - County**
 - *Continue effort to solidify a procedure for land exchange between the county and the city when the county takes land on tax deed that is within the city*
 - *Active - Brownfield project of Weber Dry Cleaning*
 - *Active – Contributing to project of recovering approx. \$80,000 from an old defederalized CDBG fund that was sub granted to the Richland County Housing Authority. The project to recover the monies is now being worked on by Corporate Council Windle*

- *Efforts with Prosperity Southwest Wisconsin (PSW) to expand broadband*
 - *Countywide surveying effort is kicking off for service mapping for Southwest Wisconsin Region. WEDC grant monies were made available to cover cost of using GEOspatial Engineering & Optimization services*
- *Housing*
 - *Actively working numerous concepts for infill housing, new subdivisions, blighted home removal and replacement*
 - *Continuing to work on affordable housing concepts pertaining to the TIF Extension for Affordable Housing fund*
 - *Working with City Clerk to get another TIF Affordable Housing extension in place*
 - *Stori Field – Planning is taking place involving city engineers and department heads to move a possible housing project forward*
 - *Panorama II efforts are in process*
 - *Conversation continue around the concept of housing at the location of Lincoln School*
- *General - City*
 - *Website Project for the City and Tourism*
 - *Recodification process for the City*
 - *Significant efforts are going into working with the Redevelopment Authority to advance potential development on Orange Street.*
 - *Shed sale and removal*
 - *Ongoing discussions for lot expansion and development*
 - *Continued efforts towards defining use of old RLF Economic Development Fund in the city's possession (\$500,000)*
 - *Working to facilitate the transition of the BMO Bank Building*
 - *New Final Rule for ARPA Fund have been released – Working to facilitate system development for project identification and City use of city funds. Coordination efforts with new City Administrator.*
 - *Future TID Planning for Richland Center*
 - *Collaboration with the Hospital and future expansion continues*
 - *Collaborating with other likely developers on projects in Richland Center*
 - *Meetings around possible solar development in the area*
 - *Met with WPPI and City Electric Utility Dept. head to discuss viability*
- *RED Board*
 - *Work to facilitate RED Structural Document rewrite process*
 - *On-boarding Meeting with Don Fieldhouse*
 - *Minutes and document prep for meetings*

Active Committees, Boards & Groups

- *Childcare Ad hoc Committee*
- *Prosperity Southwest Wisconsin – I serve as the Vice President*
- *City Committee and Council Meetings*
- *County Committee and Board Meetings*
- *Branding Committees for City and County*

6. Review and action on adopting new proposed Structural Document for Richland Economic Development and sending resolution of adoption to the City Council and County Board for approval. (Board)

Motion by: M. Brewer- To send resolutions of adoption of the new structural documents to both the City and the County Board for approval.

Second by: T. Coppernoll

Discussion: Director Jasen Glasbrenner reported that the revised structural documents had been reviewed by City Attorney, Chris McGow and County Corporation Council, Mike Windle. Documents were also reviewed by the RED board.

Vote: Passed Unanimously

7. Discussion and possible action on Economic Development Event (Board)

Motion by: T. Coppernoll-To proceed with planning a Spring Economic Development Event. Motion to have an Event Date of April 26th, 2022 with Jasen Glasbrenner having an Event Agenda ready for the March 14th RED Board meeting.

Second by: M. Brewer

Discussion: RED Community Event was cancelled in 2020 and 2021. Ideas were proposed to have an event in 2022 after spring (April) elections to include new members of the City Council and County Board. Marty Brewer suggested the City Auditorium as venue and to showcase the new Elevator project.

Vote: Passed Unanimously

8. Update on Refugee Resettlement efforts in the region (M. Breininger)

Discussion: Update by Mike Breininger regarding the Fort McCoy refugee camp and possibly relocating and welcoming some refugees to Richland Center and Richland County. He reported the types of careers that some of the refugees are trained in such as: military, teachers, mechanics, and medical field. Eric Klang and Don Fieldhouse voiced their concerns about visas and English proficiency. Two community members voiced their opinions. Jasen Glasbrenner stated that housing for refugees remains a concern.

9. Update on the progress of the City regarding the RED Board Resolution recommending hiring a negotiator to purchase land for housing. (J. Glasbrenner, T. Coppernoll)

Discussion: Jasen Glasbrenner discussed meetings he has been involved in discussing hiring a negotiator. Todd Coppernoll said he 100% agrees we need to do this. Mike Breininger stated that the WEDC (Wisconsin Economic Development Corporation) is looking for projects in Richland County to finance and he talked to WEDC about funding for housing initiatives. Mayor Coppernoll stated he will get this on the next RC City Council agenda.

10. Discussion of presentation to the City Council and the County Board regarding housing education by SWWRPC (Southwestern Wisconsin Regional Planning Committee) and RED Director Glasbrenner. (Same as was presented at the RED Board)

Discussion: Marty Brewer suggested waiting until after the April election. Mayor Coppernoll does not want to wait. He suggested inviting the two new unopposed candidates (for City Council), Tom McCarthy and Kevin Melby to the next City Council meeting. Mike Breininger will contact Troy Maggied from Southwestern Wisconsin Regional Planning Commission to check his availability to present at the City Council meeting. The public will be notified of Mr. Maggied's upcoming presentation.

- 11. Board Member Reports and Updates and Public Comments. No Board action will be taken on any matter originating under this item.**
Discussion: None to report

- 12. Adjourn**
Motion by: Todd Coppernoll
Second by: Marty Brewer
Discussion: None
Vote: Passed Unanimously

Minutes recorded by Rosanne Knowler and Director Jasen Glasbrenner