

# Richland Economic Development Board

## Meeting Minutes

The Richland Economic Development Board met on **Monday, March 14<sup>th</sup>, 2022 at 9:00 am at the Council Chambers of the Richland Center Municipal Building, 450 S Main Street, Richland Center, Wisconsin** to discuss and/or take action on the following agenda items:

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

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

*Board Members Absent: None*

*Advisory Members in Attendance: Kari Honer, Ashley Oliphant, Bruce Roesler, Erik Klang, and Don Fieldhouse*

*Advisory Member Absent: Clint Langreck*

*Director in Attendance: Jasen Glasbrenner*

### **Agenda**

**1. Call to order and confirm that the meeting has been properly noticed**

Director Jasen Glasbrenner confirms the meeting was properly noticed.

**2. Approve previous meeting minutes from February 14<sup>th</sup>, 2022**

**Motion by:** M. Brewer

**Second by:** T. Coppernoll

**Vote:** Passed Unanimously

**3. Approval of Agenda**

**Motion by:** M. Brewer

**Second by:** T. Coppernoll

**Vote:** Passed Unanimously

**4. Economic Development-Director's Report (*J. Glasbrenner, Director*)**

**Richland Economic Development – Director's Report**

**Monday - March 14<sup>th</sup>, 2022**

**By: Jasen Glasbrenner - Director**

### **Economic Development Projects / Efforts**

**1. County – CDBG Close Projects**

▪ *Lone Rock Village Center Park*

- Demolition is complete

- Addition soil contamination has been dealt with. 60yds of soil removed and replaced.

- Conducted second Citizen Participation Public Hearing as required – March 8<sup>th</sup>
  - Working on final change orders for grading, sidewalks, gravel and seeding.
  - Projected completion – May 2022 – Project is on budget
- *Richland Center Auditorium Accessibility Project*
    - Construction progress meetings
    - Footings and Foundation are in and good progress is being made
    - Dealing with a substantial change order request for fire dampers
    - Conducted second Citizen Participation Public Hearing as required on March 3<sup>rd</sup>
    - Projected Completion is Fall 2022
2. County USEDA - Flood Recovery Grant Efforts
- Planning meeting with Lone Rock Economic Development Committee Feb 17<sup>th</sup>
  - Two planning meetings in Boaz – Feb 24<sup>th</sup> and March 3<sup>rd</sup>
  - Facebook marketing testing in collaboration with Regional Planning Commission and Prosperity Southwest for Richland County
3. County and City Branding
- Branding Facilitation Team meetings for planning and presentation development
  - Two County Branding Subcommittee and City Branding Work Group Meetings – Jan 27<sup>th</sup> Kick-off meeting and March 9<sup>th</sup> – Motto / Tagline meeting
  - Work now beginning on graphics and logos and how images will be used for different applications.
  - Projected Completion date of design project is April / May
4. 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
  - Stori Field – Continued planning for possible housing on a part of the field
  - Preparation for resale of 460 W. 1<sup>st</sup> St. – In-fill housing - Duplex
  - Panorama II – Continued efforts to advance this project
  - Active discussion on zoning changes for additional duplex lots in the city
5. General – County and City
- Open projects
    - Brownfield / Tax Deed project of Weber Dry Cleaning
    - Recovery of old CDBG funds that were sub granted to the Richland County Housing Authority (Possible housing initiative)
    - *Broadband* survey efforts with Prosperity Southwest Wisconsin (PSW)
  - Participated in two-day education seminar by EHLERS – Wisconsin Public Finance Seminar
  - New *Child Care* facility discussion with an owner operator who is interested in expanding into Richland Center
  - Richland County Township Association Meeting – Upcoming Presentation – March 23<sup>rd</sup>

- Letter of support for LaValle Telephone Co efforts at broadband expansion
- Normally scheduled (monthly) radio show with WRCO

6. General - City

- Website Project for the City and Tourism – New website vendor has been selected – Municode
  - Acting as project facilitator for implementation
- Continued efforts to move a recodification process forward for the City
- Significant collaborative efforts with the Redevelopment Authority to advance potential development on Orange Street
  - Development of RDA owned lot
  - Preliminary planning for a possible new phase
- Future TID Planning for Richland Center
- Work towards implementation of City Comprehensive Plan

7. RED Board

- Planning of the Richland Economic Development Summit
- Facilitation of RED Structural Document rewrite process
- Minutes and document prep for meetings

8. 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
- City and County Department Head Meetings

**5. Brief status report on the Richland Economic Development structural documents.**

Director Glasbrenner confirmed that the County Board currently has the documents to review at their next meeting. M. Brewer states that the main discussion will be to add more voting board members. M. Breininger questioned if someone will speak on behalf of the RED Board at the county meeting and M. Brewer indicated that he would.

**6. Report regarding City efforts to acquire land for housing.**

There is no pending land acquisition by the City of RC. Story Field was acquired recently. Discussion regarding costs of construction, land availability, infrastructure. T. Coppernoll said that there was a request for additional funds through a current city TIF district for Panorama Building #2 as a result of increased construction costs. The City is reviewing the request for additional funds. T. Coppernoll reviewed the housing shortage situation, and how tax revenue is generated through net new construction. J. Collins, City Council, recommended that the City of RC educate the local public about these issues. Director Glasbrenner continues to work on promoting all housing initiatives.

**Motion:** None

**7. Discussion and vote to finalize details of Economic Development Summit to be held April 26<sup>th</sup>, 2022.**

**Motion by:** M. Brewer made motion to approve preliminary Summit plan

**Discussion:** Event to be held at the Richland Center Auditorium. There will be a panel discussion group made up of 6 people that are from the area – County Board Chair – Marty Brewer, Mayor - Todd Coppernoll, County Administrator Clint Langreck, City Administrator Ashley Oliphant, Director Jasen Glasbrenner, Southwestern Wisconsin Regional Planning Commission – Matt Honer. The event will start at 5:30pm with refreshments.

**Second by:** T. Coppernoll

**Vote:** Passed Unanimously

**8. Board Member Reports, Updates and Public Comments.**

**Mayor T. Coppernoll** reported his attendance at a recent meeting at UWPR. Campus Representative, Melanie Platt-Gibson reports that the Provost stated, “We’re not here to close the campus.” The campus hopes to host local businesses and trainings for the local workforce, provide credentialing and professional development and provide a flexible bachelor degree in the future. The dorms/apartments (previously owned by the campus Foundation) are now privately owned which has made student housing more challenging.

**M. Brewer, County Board Chairman** spoke up about the positives of the Richland Economic Development Office and Director Glasbrenner. He believes the city and the county have made great gains the past two years through this office.

**9. Adjournment of Meeting**

**Motion by:** Todd Coppernoll

**Seconded by:** Marty Brewer

**Vote:** Passed Unanimously

*Minutes prepared by Rosanne Knower, Assistant and Jasen Glasbrenner, Economic Development Director*