

Richland Economic Development Board

Meeting Minutes

for

May 9, 2022-9:00 AM

The Richland Economic Development Board met on **Monday, May 9th, 2022 at 9:00 am at the Council Chambers of the Richland Center Municipal Building, 450 S Main Street, Richland Center, Wisconsin.**

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

Board Members in attendance: Mike Breininger, Todd Coppernoll, and Marty Brewer, Kari Honer, Bruce Roesler, Don Fieldhouse, and Eric Klang
Board Members absent: Ashley Oliphant and Clint Langreck

Agenda

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

M. Breininger called the meeting to order. Confirmed a quorum is in attendance and was properly noticed.

2. Approve previous meeting minutes from March 14th, 2022.

Motion by: B. Roesler

Second by: K. Honer

Vote: Passed Unanimously

3. Approval of Agenda-Request by M. Breininger to change agenda item # 6 to agenda item #4. Agenda Item #5 changed to Agenda item #6.

Motion by: M. Brewer

Second by: D. Fieldhouse

Vote: Passed Unanimously

4. Discussion and action pertaining to the new RED Board structural document recently adopted by the County and the City. (RED Board)

- RED Board will acknowledge new voting privileges for members of the Board
- Identify candidates for one new Commerce Sector seat; Unfilled categories of representation are Education, Chamber of Commerce, Recreation/Motels/Restaurants, Utilities, Small Business, Agriculture/Food Supply, Entrepreneurship, Villages and Towns, and Forestry.
- Identify candidates for one new Citizen at Large seat.

Motion by M. Breininger: To appoint all Richland Economic Development Board members who held a RED Board position as of March 14, 2022 to the new board as of May 9, 2022, with the same positions and terms as on the previous board except the “Citizen at

Large” position is now identified as the “Civic Sector” representative and the new “Citizen at Large” position is not representing any specific sector.

Second by: M. Brewer

Discussion:

- The Richland Economic Development structural document was approved by both the City and County. The former Advisory Members are now full voting Board Members.
- The Citizen at Large position is now open 1(F)iii. Member B. Roesler requested a review of the current terms of each current sector representative.

Civic Sector-term ends December 2023	(Breininger)
Manufacturing Sector-term ends December 2024	(Klang)
Health Sector-term ends December 2025	(Roesler)
Retail Sector-term ends December 2022	(Fieldhouse)
Financial Sector-term ends December 2023	(Honer)

Vote: Passed Unanimously

Nominations were Opened for (1) Citizen at Large and (1) Commerce Sector Seat

M. Brewer nominates: Al Lins - Commerce Sector - Agriculture category or Citizen at Large
Lee Van Landuyt - Commerce Sector - Education category or Citizen at Large

Motion by: M. Brewer

Second by: D. Fieldhouse

Vote: Approved Unanimously

M. Breininger nominates: Rufus Haucke - Commerce Sector - Agriculture, Education categories or Citizen at Large
Jeremy Mathis - Commerce Sector - Agriculture and Town/Village category (Viola)
Craig Woodhouse - Commerce Sector - Retail, Education, Chamber of Commerce categories

Motion by: M. Breininger

Second by: M. Brewer

Vote: Approved Unanimously

D. Fieldhouse nominates: Susan Fruit - Commerce Sector - Entrepreneur, Retail, Small Business categories

Andrea Wertz -Commerce Sector - Entrepreneur, Retail,
Small Business categories

Jamie Gander - Commerce Sector-Entrepreneur, Retail.
Small Business categories

Amy Gander - Commerce Sector-Entrepreneur, Retail,
Small Business categories

Motion by: D. Fieldhouse

Second by: K. Honer

Vote: Approved Unanimously

K. Honer nominates: Melanie Platt-Gibson - Commerce Sector - Education
category

Motion by: K. Honer

Second by: M. Brewer

Vote: Approved Unanimously

Discussion proceeded that interested parties will be given a questionnaire distributed by Board Members and interviews will be held at the next meeting on July 11th at 9:00 AM. Paper ballots will be used for voting. M. Breininger asked for additional open nominations from the Board and from the Floor on three occasions and there were none.

Motion by: M. Brewer to Close Nominations

Second by: K. Honer

Vote: Approved Unanimously

5. Economic Development Director's Report (J. Glasbrenner, Director)

Richland Economic Development – Director's Report

Monday – May 9th, 2022

By: Jasen Glasbrenner - Director

Economic Development Projects / Efforts

1. County – CDBG Close Projects

- *Lone Rock Village Center Park*
 - *Sidewalks in*
 - *Fill, Topsoil, Seeding*
 - *Future monitoring well for contamination*
 - *Projected completion – May 2022 – Project is on budget*

- *Richland Center Auditorium Accessibility Project*
 - *Construction progress meetings*
 - *Nearing completion of second floor block walls*
 - *Second floor precast*

- *Change order resulted in around \$35,000 increase*
- *Projected Completion is Fall 2022*

2. *County USED A - Flood Recovery Grant Efforts*

- *Possible Fancy Creek Project*
- *Possible Marketing and Branding effort for Lone Rock*

3. *County and City Branding*

- *Part of USED A Grant to the County*
- *Branding Committee meetings were held in April. One joint City and County. One County Branding Subcommittee only.*
- *Logo and motto of the County was passed by Rules and Resolutions. Next to the full County Board on May 16th. Once passed we will facilitate the completion of the Branding Manual.*
- *We are working on refinement to get to the final City Logo. Once complete this will either go to the Planning Commission or Full City Council.*

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*
- *Working with City Planning Commission on;*
 - *Rezoning to Duplex lot and preparation for resale of 460 W. 1st St.*
 - *Stori Field – Will be submitting a preliminary process plan at the next City Planning Commission Meeting.*
- *Worked with the County through the Tax Deed process to secure 291 N. Jefferson St. for Richland Center. Now working to facilitate the process of demolition, likely rezoning, and redevelopment.*
- *Panorama II – City Council passed motion to fund \$1.3million in development incentive through TIF. Now working to facilitate amendment of TIF District and development agreement. Hopeful for a late summer construction.*
- *WRCO interview to inform the public about TIF – Tax Incremental Financing.*
- *Active discussion with the City Planning Commission on possible complete restructure of zoning. Up zoning for higher density and accessory dwellings.*

5. *General – County*

- *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)*
- *Meeting scheduled for May 9th with the Environmental Protection Agency on a special program for brownfield cleanup.*

- *Attended March 23rd Richland County Township Association Meeting – Presented with Troy Maggied of Southwestern Wisconsin Regional Planning Commission.*
 - *Reviewed demographics, ideas around housing, zoning ordinances, and shared positions and services to offset budgetary constraints.*
- *WRCO Program on May 3rd - Monthly*
- *New workgroup that is reviewing State and County policy on UTV / ATV's. Consideration of ordinances, safety, mapping, and tourism.*

6. General - City

- *Website Project for the City and Tourism – Continuing as a project facilitator*
- *Continued efforts to move a recodification process forward for the City*
- *Continued efforts with the Redevelopment Authority to advance potential developments on Orange Street. Development of RDA owned lot and preliminary planning for a possible new phase*
- *Lincoln School was sold and has a new Child Care Center going into it. Work with the City and owner to complete rezoning and permitting.*
- *Work / facilitation of the implementation of City Comprehensive Plan*

7. RED Board

- *Completed organization of the Richland Economic Development Summit and held a successful event on April 26th with approximately 100 people in attendance.*
- *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*

Discussion pertaining to Directors Report: T. Coppernoll discussed room tax and the effect it could have on the economy of Richland County. Chairman Breininger suggested increasing education to the Township and Villages committees of the importance of a room tax. Ithaca will open a daycare and Bethlehem Church will open a daycare in Rockbridge.

6. Debriefing of the 3rd Annual Economic Development Summit held April 26th, 2022 (RED Board). Board members reported that they had only received positive comments:

- The public was happy with the Summit
- Everyone liked the positive approach and perspective to the evening

- Everyone liked the information on the # of projects moving forward and accomplishments in Richland Center and Richland County
- Positive momentum
- Good combination of realistic goals and future progressive ideas
- Excellent attendance of approximately 100 people

7. Discussion of possible future priorities.

- a. Housing and Affordable Housing
- b. Education for County and Towns regarding the effect of Room Tax
- c. Review ordinances and zoning and discuss how this affects Economic and Community Development projects.
- d. T. Coppernoll suggested the idea of the RED Board reviewing the reports from the City Planning Commission.
- e. Continue efforts to improve blighted properties within the County
- f. Gas prices in Richland Center
- g. Inflation Measures
- h. WEDC-Wisconsin Economic Development Corp Presentation on possible programs
- i. Discussion regarding the amount of land needed to build in Townships
- j. Workforce shortages in Richland County

8. Board Member reports, Updates and Public Comments.

Comments from the public were opened.
No Board action was taken on any matter under this item.

9. Next meeting of the RED Board is July 11th, 2022 at 9:00 AM

10. Motion to Adjourn: T. Coppernoll

Second by: D. Fieldhouse

Vote: Approved Unanimously

Minutes recorded by Jasen Glasbrenner, Director and Rosanne Knower