

Richland Economic Development Board

Meeting Minutes-Monday, July 11th, 2022

The Richland Economic Development Board met on **Monday, July 11th, 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 Present: Mike Breininger- Chairman, Marty Brewer- County Board Representative, Clint Langreck- Richland County Administrator, Ashley Oliphant- City Administrator, Kari Honer- Finance Sector, Bruce Roesler- Health Sector, Don Fieldhouse- Retail Sector, Todd Coppernoll-City Mayor

Director Jasen Glasbrenner Present

Board Member Absent: Eric Klang, Manufacturing Sector

Agenda

1. Call to order and confirm that the meeting has been properly noticed
Director Jasen Glasbrenner confirmed the meeting was properly noticed. Chairman Mike Breininger confirmed (5) Voting Members are present.
2. Approve previous meeting minutes from May 9th, 2022. No discussion.
Motion by: Bruce Roesler
Second by: Kari Honer
Vote: Unanimous
3. Approval of Agenda.
Motion by: Marty Brewer
Second by: Don Fieldhouse
Vote: Unanimous
4. Interviews of Nominated RED Board candidates: R. Haucke, A. Lins, L. Van Landuyt followed by vote to fill two open seats.

There were ten nominations for the two open seats in Commerce and Citizen at Large sectors. Only three candidates completed the requested candidate questionnaire for interviews. It was determined that all three candidates were eligible to serve in either the Commerce Sector or Citizen at Large. The interview order was determined by random drawing-#1-Alan Lins, #2 - Rufus Haucke, #3 - Lee Van Landuyt. Each candidate was allowed time to make a public statement and then responded to questions from the current RED board members.

- a) The first vote taken was for the open Commerce Sector seat. The majority of the voting members of the RED board selected Alan Lins by private ballot.
- b) The second vote taken was for the open Citizen at Large seat. The majority of the voting members of the RED board selected Rufus Haucke by private ballot.

Chairman Mike Breininger thanked Lee Van Landuyt for his interest in a board position and his participation in the interview process.

5. Economic Development-Director's Report (*J. Glasbrenner*). Jasen Glasbrenner highlighted several projects from the Director's Report:
- The Village of Lone Rock Park – CDBG Project is completed and public comments are positive.
 - RC City Auditorium Elevator - CDBG Project – The brick work is complete focus is now on finishing the roof, windows and interior. There will be some funds that are left over from the Lone Rock Project that are likely to be transferred into the Auditorium Project.
 - USED A Funds are used for Fancy Creek Restoration project
 - City of Richland Center approved 1.3 million in TIF funding for Panorama building #2 (45 units).
 - One Wedgewood in currently under construction and another is expected to begin in the fall. Allison Park land split rezoning approved for 2 more duplexes.
 - The City need a Zero Lot Line Ordinance and numerousOther ordinances and zoning codes need updating.

The complete written report was as follows.

Richland Economic Development – Director's Report

Monday – July 11th, 2022

By: Jasen Glasbrenner - Director

Economic Development Projects / Efforts

1. County – CDBG Close Projects
 - *Lone Rock Village Center Park*
 - Project is entering close out phase. Final punch lists and paperwork.
 - Under budget
 - *Richland Center Auditorium Accessibility Project*
 - Construction progress meetings
 - Brick is complete
 - Elevator and internal control installation phase
 - Projected Completion is targeted for Aug 31st
2. County USED A - Flood Recovery Grant Efforts
 - Fancy Creek Project continues to advance with Southwestern Wisconsin Regional Planning Commission facilitating
 - County Outdoor Recreation Plan
 - Possible rebranding of another community for workforce attraction
3. County and City Branding
 - Part of USED A Grant to the County
 - Both a City and County Logo and Motto have been officially adopted by the respective governing bodies
 - I am now working with the City and County Administrators and the design consultant to advance department implementation
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 – Planning Commission and City Council has allocated funds for technical planning element to move toward housing development
- Awaiting final judgement so demolition, possible rezoning, and redevelopment can commence at 291 N. Jefferson St
- Panorama II – City Council just passed an amended Project Plan for TID #6. This allows for \$1.3million in development incentive through TIF
- Active discussion on in City Planning Commission on complete restructure of zoning for the entire City. 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)
- The Environmental Protection Agency (EPA) has notified us that we have been identified to receive technical assistance in the area of brownfield cleanup. This may involve a couple of properties in Richland Center, one in Lone Rock, one in Rockbridge and one in Sylvan
- WRCO Program on July 5th - Monthly
- New workgroup that is reviewing State and County policy on UTV / ATV's. Consideration of ordinances, safety, mapping, and tourism
- Work with Wisconsin Economic Development Corporation (WEDC) on possible CDI Grant in Rockbridge
- Working with Prosperity Southwest Wisconsin on Workforce Attraction possibilities for our region

6. General - City

- Website Redevelopment – Trying to complete branding
- City approved contract for Recodification and Legal review of Ordinances
- 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. Potential reorganization of the RDA and identification of future redevelopment efforts.
- Lincoln School was rezoned and a variance allowed for the purpose of the new Child Care Center
- Work / facilitation of the implementation of City Comprehensive Plan
- Working towards having new wayfinding signs designed and placed throughout the city.
- Working to clarify industrial park status and prepare for sale of lots

- Work with City of Richland Center, Wisconsin Economic Development Corporation (WEDC), and owners of Los Amigos 2 on CDI Grant for the expansion of Los Amigos in Richland Center. The City has authorized the grant and Economic Development will oversee the grant process

7. RED Board

- Minutes and document prep for meetings
- Facilitation of process for nominees to the newly created seats on the RED Board

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
- City and County Department Head Meetings

6. Discussion regarding the Richland County Financial Report and the possible effects to Richland Economic Development and the Director’s position. Discussion as follows:

T. Coppernoll confirmed the next County Budget Meeting is Wednesday, July 13th, 2022 at 7 PM at the Phoenix Center. C. Langreck, County Administrator stated that Richland Co. can use ARPA funds for 2023 and by 2024 will require a precise plan to cut the budget- 1.3 million is needed to fill the gap. J. Glasbrenner indicated that there are various ways that counties fund Economic Development. Some have been established as nonprofits with their boards being responsible for raising operational funds. The structure of Richland Economic Development, being partially funded by the City and the County has worked well. This system is more conducive to strong collaboration between economic development and the city and county officials. M. Breininger suggested that the RED Board draft a letter to the Richland County Finance Committee in support of Economic Development. M. Brewer of Richland County agreed with submitting the letter. K. Honer and B. Roesler will be available to support RED at the next county Finance meeting this Wednesday, July 13th, 2022. Suggestion by Don Fieldhouse to hold a meeting prior to the September 12th, 2022 Board Meeting to discuss Richland County budget cuts and the effect on Economic Development. Chairman M. Breininger suggested an open work group meeting of the board to be held Monday, August 8th at 9 AM in the City Municipal Building, Richland Center, WI. Marty Brewer called the meeting a “County Board Budget Comment Work Group” and it will be open to the public.

7. No Discussion on Agenda item #7 Board Member Reports, Updates and Public Comments.

8. No Discussion on Agenda item #8 Board Member Reports/Updates

9. Next RED Board meeting will be held on September 12th, 2022

10. Motion to Adjourn

Motion by: Kari Honer
Second by: Bruce Roesler
Vote: Unanimous