

Richland Economic Development Board

Meeting Minutes

Monday, January 18, 2021@1:15 p.m.
Richland Center City Council Chambers

“Fostering a community of opportunity, success and excellence”

Agenda

1. Call to order, quorum, meeting properly noticed.
 - Yes – Properly Noticed
 - Board members in attendance – Mike B., Marty B., Todd C., Eric K., Bruce R., Bruce K., Michael S., Clint L., Jasen G.,
2. Review and approve minutes from last meeting.
 - **Motion** – Marty B.
 - **Second** – Todd C.
 - **Vote** – Unanimous Vote
3. EDD Report and Actions
 - EDD Glasbrenner reported work efforts in the following categories;
 - i. Richland Center – new commercial buildings being constructed – Dialysis Center and Tech Com.
 - ii. Housing efforts – In-fill housing plans, new subdivision
 - iii. Work on Comprehensive and Strategic Planning in collaboration with SWRPC. Projects involve Richland County, Richland Center, Lone Rock, with Cazenovia, Yuba, and Boaz beginning in the future. This is part of the USEDA Grant that the county received and will involve projects and involvement by RED for the next two years.
 - iv. Countywide survey being conducted
 - v. CDBG Close Program – Lone Rock and Richland Center projects moving to final application stage.
 - vi. Broadband expansion - grant letters
 - vii. City and County – Securing funds and writing policy for programs.
 - viii. Work with Richland Center Redevelopment Authority to plan for future
 - ix. Participation in four other active boards or committees.
 - x. Contact with Yuba on village sewer issue.
 - xi. Contact with several existing business owners as well as people interested in start-ups.
4. EDD Summit
 - SW Partners had discussed sponsoring this event... similar to last year.
 - Discussion around keeping this an agenda item and waiting until Spring or Summer with the hope that COVID will clear up and we could have a live event.
 - Reporting requirement of RED were discussed. EDD Glasbrenner has been before both the County Board and City Council numerous times.
5. Housing think-tank results and actions
 - Mike B., Dale B., Paul B., Jasen G.

- Met on 12/22/20
- Potential land discussion – X properties
- Condo Agreements were discussed
- Contactor Contacts were discussed
- The think-tank group agreed that a new development is mandatory
- Seven sights were identified. Considerations were discussed.
- Discussion by the RED Board included.
 - i. City Annexation
 - ii. Eminent Domain – Legal components of this process need to be understood. Desire to avoid this if at all possible.
 - iii. City is developer or must find and attract a developer
 1. We may have to have below market rate lots like other communities are introducing – Hillsboro & Shullsburg.
 - iv. To many people are indicating that there is no place to live in Richland Center and are locating in other places – Reedsburg.
 - v. The concept of White Tail Trails was discussed for land outside of Richland Center or other villages.
 - vi. The city is probably going to have to contribute to both land and infrastructure.
 - vii. Importance of County Ordinances around land splits.

6. Hiring a consultant for administrative work

- EDD Glasbrenner needs part time assistance –
- Areas of assistance are needed in communication, email lists, web & FB, projects that are grant focused like Weber Dry-cleaning, reviewing and rewriting manuals that guide RLF & Housing Funds, fund recovery efforts that need to be worked on.
 - i. Sub-Contractor considerations
 1. Workers Comp
 2. Rate? \$15 to \$25/hr
 3. If I can find someone - Report Back at next RED Meeting
 - a. Any Suggestions?
- Marty B. – Make sure all other resources like SWRPC are being considered. We cannot hire full time. Possible check with Workforce Development
- **Motion** by Todd C. - To allow Jasen to proceed to look for assistance within the context of the budget that has been established for the RED Department.
- **Second** by Marty B.
- **Vote** – Motion Carries Unanimously

7. Reporting to Richland County Towns

- EDD Glasbrenner spoke with Richard Wastlick who is the Chairman of Richland County Unit of Wisconsin Towns Association about having a joint meeting for a RED Report. They are having difficulty meeting because of Covid. It was left at we will would get back in touch when things improved.
- EDD Glasbrenner proposes writing a brief email summary of things that have been taking place. Send to Township Chairs and Clerks asking them to review with their boards. Invite them to respond with what they perceive the top challenges to be for their township.

8. RED Vision 2021-2031—each RED Board member is to complete this vision form
 - These vision forms should be handed into EDD Glasbrenner and he will compile results for the next RED Board meeting.
9. Next meeting, Monday, March 15 at 1:15 p.m.
10. Adjourned - 2:50pm

Minutes taken by Jasen Glasbrenner - REDD