

# Richland Economic Development Board

## Meeting Minutes

The Richland Economic Development Board held a meeting on **Monday, November 21<sup>st</sup>, 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, Todd Coppernoll -City Mayor, Ashley Oliphant - City Administrator, Kari Honer - Financial Rep., Al Lins – Agriculture Rep., Rufus Hauke – Non-Profit Rep., Eric Klang - Manufacturing Rep., Bruce Roesler - Healthcare Rep.*

*Director Jasen Glasbrenner - Present*

*Board Member Absent: Clint Langreck - Richland County Administrator, Don Fieldhouse - Retail Rep.*

### **Minutes:**

1. Chairman Mike Breininger called the meeting to order and asked for confirmation that the meeting had been properly noticed – Director Glasbrenner confirmed.
2. Approve previous meeting minutes from September 12<sup>th</sup>, 2022  
*Motion by:* R. Hauke  
*Second by:* T. Coppernoll  
*Vote:* Passes Unanimously
3. Approval of the Agenda  
*Motion by:* K. Honer  
*Second by:* M. Brewer  
*Vote:* Passes Unanimously
4. Nomination and possible election for Commerce Sector Seat (Retail) – 4year term. The current member is Don Fieldhouse who was seated in January of 2022 and who was selected through a nomination and interview process to replace a member that had resigned.  
*Nominations:*  
Marty Brewer nominates Don Fieldhouse for a second term.  
E. Klang seconds the nomination.  
No other nominations were offered or received.  
  
*Motion by:* A. Lins to close nominations and cast a ballot to elect Don Fieldhouse to the RED Board by unanimous consent.  
*Second by:* B. Roesler  
*Vote:* Passes Unanimously

5. Nomination and Election of the Chair of Richland Economic Development Board (*RED Board*)

Nominations:

E. Klang nominates M. Breininger

R. Hauke seconds the nomination

No other nominations were offered or received.

Motion by: M. Brewer to close nominations and cast a ballot to elect M. Breininger to serve as Chairman of the RED Board by unanimous consent.

Second by: B. Roesler

Vote: Passes Unanimously

6. Discussion and possible action pertaining to Richland County budget and funding for Richland Economic Development. (*RED Board*)

- A lengthy and substantial discussion was had regarding the importance of Economic Development to the County. RED Board Members raised concern that it did not appear that the committees at that County were properly understanding the importance of Economic Development. Question was raised as to whether or not County Referendum Committee thoroughly reviewed the recommendation document that had been prepared and submitted by the RED Board. Mayor T. Coppernoll expressed that Economic Development was critical to the future success of the City and indicated that the City would take action to preserve the position and Director Glasbrenner's employment

Motion by: M. Breininger to charge the Economic Development Director with summarizing the findings of the research done on Green County Economic Development and Vernon County Economic Development Association (VEDA) and forwarding these findings onto the County Referendum Committee; and to inform the County Referendum Committee that RED Board desires the full portion of County funding for Richland Economic Development to be included in the referendum question.

Second by: A. Lins

Vote: Passes Unanimously

7. Neighborhood Housing Services (NHS) – Housing Update by Kathy Lins

- Kathy presented on services being provided by NHS as well as future goals.
- Home ownership promotion and preservation services – First time home buyer programs
- In 2014 they began to represent 12 counties rather than just Richland County
- They help home owners with needed repairs when people have financial limitations
- Education of programs available to citizens
- Employers are looking for housing for their employees
- There are many funding programs that NHS is involved with

8. Discussion on the Housing Market and Development (*RED Board*)

- UW Richland land has come up as a possibility again. We tried to advance some ideas on this but they were not received by the County. This land is the most accessible and available at this time. As a result of current development with the UW Richland Campus the land behind the campus may now be back in the discussion.

- We have companies looking for housing in Richland Center for their migrant worker programs. This could result in a hundred or more new residents and some of them have families.
- The City is looking for creative ideas like the redevelopment of a building.
- Rising interest rate are now having a substantial effect on mortgages for housing. This has affected the development of Panorama building #2.
- There are also challenges in the industrial supply chain which is affecting utilities and public work supplies
- The RED Board will continue to look at the housing situation and will work to advance solutions.

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

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

Monday – November 21st, 2022

By: Jasen Glasbrenner - Director

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

1. County – CDBG Close Projects

- Richland Center Auditorium Accessibility Project
  - Ribbon Cutting and Concert on Saturday October 15th
  - Construction progress meetings
  - Punch list Items, back ordered items due to supply chain issues
  - Final draw and project close out – Hopefully in Dec.

2. County USEDA - Flood Recovery Grant Efforts

- Efforts continue with Southwestern Wisconsin Regional Planning Commission
  - Fancy Creek Project Meeting with many environmental, engineering, DNR, City, and County officials in attendance – October 26<sup>th</sup>, 2022
  - County Outdoor Recreation Plan is being worked on
  - Possible rebranding of other communities in Richland County for workforce attraction (Lone Rock)

3. County and City Branding

- Part of USEDA Grant to the County
- Work with the City and County Administrators, the design consultants and department heads to advance department implementation of Logo Motto – We are close to having the final branding manuals for both the County and the City Complete. Then continued implementation of the branding under the direction of each of the Administrators.

4. Housing

- Working to advance programs for infill housing, new subdivisions, and blighted home removal and replacement – We need housing of all categories.
- Continuing to work on affordable housing concepts pertaining to the TIF Extension for Affordable Housing fund
- Work with City Planning Commission:
  - Exploring a complete rewrite of the City Zoning Ordinances. Different use categories, higher density and accessory dwellings, alignment with State Code

- 291 N Jefferson St. has had some trees and underbrush removed and we are not in a process of gathering proposals for the demolition of the house and garage.
- Stori Field – Currently working with Vierbicher Engineering on Conceptual Development Plans and infrastructure capacity analysis.
- Working with a City Council person to move a program forward to sell 291 N. Jefferson lot.
- Continue to try to advance Panorama II. Challenges with interest rates.
- In person meeting with out of town Developer to discuss Condo Development

5. General – County

- Open projects
- The Environmental Protection Agency (EPA) was in town on Wed Oct 5<sup>th</sup> and we had a team of ten people working on a technical assistance program through which Richland Center and Richland County will be provided a report on possible uses for some sited that require brownfield cleanup. The County Treasurer and the Administrators Assistant both attended a part of the meeting for the purpose of understanding how to deal with possible brownfield sites that are also property tax delinquent (Lone Rock, Rockbridge, Sylvan).
- WRCO Program for October 1<sup>st</sup> - Monthly
- Finalized Community Development Investment Grant Application with Bethlehem Lutheran Church and Wisconsin Economic Development Corporation (WEDC) for improvements at the Rockbridge childcare facility. Development Agreement was also finalized.
- Working with Prosperity Southwest Wisconsin on Workforce Attraction possibilities for our region
- Met with an employment agency that is active in our area and is trying to bring workers in for our industries. The biggest roadblock is housing.
- Continue to receive inquiries on the Main St. Bounce back grants - \$10,000.

6. General - City

- Website Redevelopment – We are now training department heads to access and update the new website.
- City Recodification Process – facilitation assistance
- City Strategic and Comprehensive Planning efforts.
- Working towards having new wayfinding signs designed and placed throughout the city.
- Working to clarify industrial park status and prepare lots for sale – future development planning

7. RED Board

- Minutes and document prep for meetings
- Administrative work around providing proposals from the RED Board to the County Board regarding future funding options for RED.

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

10. Board Member Reports, Updates and Public Comments. No Board action will be taken on any matter originating under this item.
  - Housing is a City and County issue. We need to consider all options in the City and the County.
11. Confirm next meeting date and time
  - *January 9<sup>th</sup>, 2023*
12. Adjourn
  - Motion by: A. Lins
  - Second by: R. Hauke
  - Vote: Passes Unanimously

*Minutes recorded by Jasen Glasbrenner, Director of Richland Economic Development*