

# Richland Economic Development Board

## Meeting Minutes

The Richland Economic Development Board held a meeting on **Monday, September 12<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**

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

*Board Members Present: Mike Breininger- Chairman, Marty Brewer- County Board Representative, Todd Coppernoll -City Mayor, Clint Langreck - Richland County Administrator, Ashley Oliphant - City Administrator, Kari Honer - Financial Rep., Don Fieldhouse - Retail 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: None*

### **Agenda**

1. Call to order and confirm that the meeting has been properly noticed – Director Glasbrenner confirmed.
2. Approve previous meeting minutes from July 11<sup>th</sup>, 2022  
*Motion by:* A. Lins  
*Second by:* K. Honer  
*Vote:* Passes Unanimously
3. Approval of Agenda  
*Motion by:* D. Fieldhouse  
*Second by:* B. Roesler  
*Vote:* Passes Unanimously
4. Presentation by Chelsea Winnick – UW Extension and Jared Hickey – The Parenting Place. Topic: The Dream Up Childcare Grant and efforts to address childcare service shortages in Richland County. - *J. Hickey gave a powerpoint presentation that outlined the challenges that our county is facing with regard to a lack of childcare. A significant amount of data was shared on everything from number of providers and childcare spaces available in our region to the average costs that parents and providers are facing. One statistic is that 80% of childcare slots have left the county in the last 10 years. Several members of the local Childcare Taskforce who are professionals in the field of childcare services were present. In addition, two local childcare providers shared about their experience of trying to start and run childcare service businesses. Some information was shared on ideas and models that are being explored that would involve more direct participation by employers. This may have the potential to help stabilize the childcare service business as well as the workforce.*

5. Discussion and possible action regarding Richland County Resolution No. 22-91 – encouraging “the RED Board to explore a public private partnership where public sources make up half and private sources make up half of the Economic Development budget; and return to Finance and Personnel Committee with a report by October 31st 2022. (*RED Board*)

- *Several different funding models were reviewed and discussed by the board. The models included; Joint Funding as it currently is, City Funding, 50% funding by County and City and 50% by private funding, Creation of a Non-Profit. Some minor amendments and edits to the funding model documents were suggested and recorded.*

Motion by: A. Lins – To Adopt the funding model documents that had been assembled, with the edits that were discussed, for presentation to the County Finance and Personnel Committee. Once the editing of the documents is complete, the Director will email them to all RED Board Members for final review. This is to insure the integrity of the edits that were proposed.

Second by: D. Fieldhouse

Vote: Passes Unanimously

6. Economic Development-Director’s Report (*J. Glasbrenner, Director*)

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

1. County – CDBG Close Projects

- *Lone Rock Village Center Park*
  - Project is closed and was under budget by \$35,691.75. Excess funds were transferred to Auditorium Project.
- *Richland Center Auditorium Accessibility Project*
  - Construction progress meetings
  - Windows, sidewalk, parking lot, interior finish
  - Projected Completion is targeted for Sept. 31<sup>st</sup> – One-month delay due to supply chain issues.

2. County USEDA - Flood Recovery Grant Efforts

- Efforts continue
  - Fancy Creek Project continues to advance with Southwestern Wisconsin Regional Planning Commission facilitating
  - County Outdoor Recreation Plan
  - 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
- I am now working with the City and County Administrators, the design consultants and department heads 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;

- 460 W 1<sup>st</sup> St. sales process was approved by City Council on Sept 6<sup>th</sup>.
  - Stori Field – Planning Commission and City Council has allocated funds for a feasibility study on a housing development. The RFP process has been initiated.
  - Sale of 291 N. Jefferson St, by the County, to the City has been completed. Next step is RFP's for demolition.
  - Continue to work on completion of the development agreement for Panorama II. Hopeful that construction starts this fall.
  - Active discussion on in City Planning Commission on complete restructure of zoning for the entire City. Up zoning for higher density and accessory dwellings
  - Recently worked with two other potential developers on concepts they have been exploring on small developments of 5 to 10 homes.
5. General – County
- The Environmental Protection Agency (EPA) has notified us that we have been identified to receive technical assistance in the area of brownfield cleanup. The EPA and the DNR will have representatives here in RC on October 5<sup>th</sup> to work on the project. This will involve two sites in Richland Center and should provide and outline to the County to deal with brownfield properties on an expedited basis. (Lone Rock, Rockbridge, Sylvan)
  - WRCO Program on Sept 6<sup>th</sup> - Monthly
  - Work with Wisconsin Economic Development Corporation (WEDC) on Idle Sites Grant that was approved by the County for Rockbridge childcare facility. Development Agreement and Application in process.
  - Working with Prosperity Southwest Wisconsin on Workforce Attraction possibilities for our region
  - Work on two more Main St. Bounce back grants of \$10,000 ea.
6. General - City
- Website Redevelopment – website is now in full design process
  - 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.
  - 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
  - Working with City Department Heads and Building Inspector to try to create a streamlined plan review and preconstruction meeting process.
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
7. Discussion and possible action regarding future goals and priorities for the RED Board (*M. Breininger*)
- *Single Family Housing was mentioned. No Action was taken*

8. Board Member Reports, Updates and Public Comments. No Board action will be taken on any matter originating under this item.

- *No comments were recorded*

9. Confirm next meeting date and time

- *November 14<sup>th</sup>, 2022*

10. Adjourn

Motion by: A. Lins

Second by: T. Coppernoll

Vote: Passes Unanimously

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