



MINUTES
CITY OF WAUPUN AMENDED – ECONOMIC
DEVELOPMENT COMMITTEE MEETING
Zoom
Tuesday, October 27, 2020 at 4:30 P.M.

Committee Members Present:

Steve Brooks Waupun Utilities
Jim Cleveland Envision Greater Fond du Lac
Pete Kaczmarek..... City Council
Ryan Mielke (arrived at 7:12 p.m.) City Council
Julie Nickel Mayor
Jason Westphal City Council

Staff Present:

Jeff Daane Director of Public Works
B.J. DeMaa (left at 5:15 p.m.)..... Fire Chief
Kathy Schlieve Administrator
Sarah Van Buren Community & Economic Development Coordinator
Dan VandeZande City Attorney

CALL TO ORDER

Mr. Kaczmarek called the virtual meeting of the Economic Development Committee meeting to order at 4:30 p.m.

ROLL CALL

Roll call and quorum determined.

PUBLIC COMMENT

None.

CONSIDERATION-ACTION

1. Approval of Agenda/Motion to Deviate

A motion to approve the agenda was made by Mayor Nickel and seconded by Mr. Westphal, passing unanimously.

2. Approval of September 14, 2020 Economic Development Committee Meeting Minutes

A motion to approve the September 14, 2020 minutes was made by Mr. Westphal and seconded by Mayor Nickel passing unanimously.

3. Approval of September 14, 2020 Economic Development Closed Session Minutes

A motion to approve the September 14, 2020 closed session minutes was made by Mayor Nickel and seconded by Mr. Brooks passing unanimously.

DISCUSSION ITEMS:

4. Industrial Park Marking Plan

Administrator Schlieve provided a brief overview of marketing plans for the Industrial Park and city-owned land, specifically for the following:

- Closure of TID 1 and next steps
- Gold Shovel Certification
- Target Sector Review
- Marketing Partnerships

TID 1:

TID 1, created in 1987, is projected to close in 2021. TID 1 revenues are projected to be roughly \$260,000 next year. 2021 expenditures are estimated to be \$25,000. WI Statutes 66.1105(6)(g) allows extension of a TID up to one year, using the last year of tax increment to improve a community’s housing stock. The idea is to recreate a TID to foster development and redevelopment. The big question to answer is what would a

redevelopment plan look like and how do we resolve some of the issues with the current properties. Updates were also provided on the old Grande Cheese facility, as well as the Silgan site.

Gold Shovel Status:

Ms. Van Buren has submitted an application for Gold Shovel status on the 78 acres in the Industrial Park. Initial feedback is very favorable and we expect to hear by the end of the week of our application was accepted. Having Gold Shovel, status for this site will assist with marketing development-ready land to site selectors and business owner looking to locate or expand.

Marketing Partnerships: There are numerous regional economic development partners within the region. The 2021 budget includes for investment in a regional partner. To decide how the funding should be allocated, a set of criteria (economic development, BRE, attraction, workforce, and availability of funding sources) will be developed to assist staff in making the decision. Funding may ultimately be split between multiple entities.

Target Sector Review:

Discussion around the targeted sector information provided in the meeting packet surrounding the meat packing industry. To assist the Committee in determine direction on this industry section, Envision Greater Fond du Lac staff will develop a report highlighting wages, current market rates, etc. Mr. Brooks will also reach out to WPPI to look into the information they may have on the typical water usage for communities with similar projects.

ADJOURN TO CLOSED SESSION:

A motion was made by Mayor Nickel and seconded by Mr. Westphal to adjourn into closed session under Section 19.85(1)(e) of the WI Statues for the deliberation and negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business.

5. **Negotiation of city-owned property located at 520 McKinley St. in TID 6**
6. **Negotiation of public funds to support projects in Central Business District in TID 3**

OPEN SESSION:

A motion was made by Mr. Westphal and seconded by Mr. Brooks to reconvene into open session under Section 19.85(2) of the WI Statues. Motion unanimously approved.

ACTION FROM CLOSED SESSION:

No action.

ADVANCED PLANNING:

7. **Potential Agenda Items**
 - Envision Greater Fond du Lac's Wage Report
 - Gold Shovel Status
 - CDA Update

8. **Date & Time of Next Meeting**

The next Economic Development Committee will be November 24, 2020 at 4:30 p.m.

ADJOURNMENT

The motion to adjourn was made by Mayor Nickel and seconded by Mr. Westphal passing unanimously. The meeting adjourned at 5:39 p.m.