

These minutes are submitted by the Community Development Director and are not official until approved by the City of Evansville Economic Development Committee.

City of Evansville Economic Development Committee
Monday, June 19, 2017, 6:00 PM
City Hall, 31 S. Madison St. Evansville, WI

MINUTES

1. **Call to Order** – Chairperson called the meeting to order at 6:01pm
2. **Election of Chair** – Gene Lewis nominated and voted chair.

3. **Roll Call:**

<u>Members</u>	<u>Present/Absent</u>	<u>Others Present</u>
Gene Lewis (Chair)	P	Community Development Dir., Jason Sergeant
Erika Stuart	P	Rock County Economic Dev. Mgr., James Otterstein
Derek Allen	A	
Sarah Bauer	P	
Abbey Barnes	P	
Sue Berg	P	
Brandon Rutz	A	

4. **Motion to Approve Agenda** – *Berg/Stuart, passed unanimously.*
5. **Motion to waive the reading of the minutes of the April 17, 2017 regular meeting and approve them as printed** – *Bauer/Berg, passed unanimously.*
6. **Citizen Appearances, other than listed agenda items** – Chairperson asked for any comments from the public, none were presented.
7. **Monthly Report**
 - a. **City Report on Economic Development Activities** – Sergeant presented his staff report, including:
 - Met with Rock County Ice Age Trail Alliance, they are showing our proposed route through Evansville.
 - Met with some residents interested in redeveloping property Evansville.
 - Working with Municipal Services Superintendent to identify some standard lighting options for new residential and commercial developments.
 - Community Development Director met with Finance Committee and State. A CDI grant has been submitted on behalf of a new construction and redevelopment proposal for 19 E Main Street for a new restaurant. The state has asked for some more information from the project owner regarding commitment from lenders.
 - Met with formecology about plans to expand their business.
 - SHPO approved revised plans for Eager Free Library Expansion. City has requested library lease extension not go past 3 months to avoid significant cost and time delays.

- Met with Mobilite/WITN to discuss an upcoming application for a communications tower. CDD is working very closely to get the location in an industrial zone along Water Street. WITN has agreed to pause the application process until a new site is researched.
- Plan expects to look at these upcoming zoning revisions:
 - Exceptions to the municipal sewer requirement
 - Revisions to the amusement licensing fees
 - Revisions to the fence requirements for swimming pools
 - Addition of a lighting ordinance
- Staff awaits an updated submission for “Lot 3” on Brown School Road that would add townhouses, rental apartments and retail space all on the same site.
- Stonewood Grove Developers agreement will be finalized. Met with developers to discuss development intensity that can be expected on the lot.
- USPS plans to begin construction in July and be completed in January 2018. Per Community Development Director, they have agreed to reduce the pavement area, reduce signage sizes, use non-glare lighting and add a sidewalk along Water Street. An answer is pending on the USPS paying for sidewalk to the north, connecting to Franklin Street.
- Building Inspector and Community Development Director are working hard to resolve issues that have come up regarding zoning interpretations, permits issued and fees charged under Safe Built. This has taken significant time from other priorities and will hopefully take less of CDDs time starting in July.
- Followed up an inquiry for RLF information from two existing businesses.
- Met with Hughes Family again to discuss possible development on property.
- Continued goal to certify at least two site for gold shovel. Annexation, TIF and zoning challenges need resolution first.
- Lots of interest in downtown lots and buildings has come up in recent months. Community Development Director and Chamber Executive Director are working hard to find homes for new and expanding businesses.
- Community Development Director has been dedicating significant time to working on two highly confidential economic development proposals with companies in the region. Proposals are expected to be complete June 20th
- TID 8 is working through a process to donate extra income to TID 5 to avoid the downtown TID from using the general fund to cover shortfalls.
- CDD met with Jerry Roth to discuss TIF transfers and possible future districts.
- CDD and City Admin met with Ehlers to better understand any available capacity in TID 5.
- 14 W Main has additional space available

b. Chamber of Commerce Report – none presented.

c. Tourism Commission Report – Berg presented her report.

8. New Business

a. Discussion on partnership opportunities with Rock County Entrepreneurial Business Development – Sergeant summarizes a presentation from last month.

Otterstein added the program is a terrify chance to help local businesses succeed and the assistance can range from start-up to succession planning.

9. Old Business

- a. Staff update regarding economic development marketing video** – Sergeant got a final version of the video and played it for committee.

10. Education and News. None

11. Meeting Reminder: Next regular meeting July 17, 2017, 6:00 pm

12. Motion to Adjourn –*Berg/Rutz, passed unanimously.*