

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, July 17, 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. Roll Call:

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

3. Motion to Approve Agenda – Berg/Rutz, passed unanimously.

4. Motion to waive the reading of the minutes of the June 19, 2017 regular meeting and approve them as printed – Rutz/Berg, passed unanimously.

5. Citizen Appearances, other than listed agenda items – Chairperson asked for any comments from the public, none were presented.

6. 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.
- Conducted Meet and Greets with the Chamber and had brief chats with a number of downtown businesses. These will continue throughout the summer as time permits.
- Municipal Services Superintendent ordered new street lighting for new residential developments.
- Community Development Director met with 19 E Main property owners. The Night Owl project was unable to provide commitment from for the CDI grant for the project. CDD put the grant on hold until more information is known. City understands a new lot is being purchased on Main and Exchange for the rebuild and has had pre-meetings about zoning requirements.
- formecology is preparing expansion plans.
- Eager Free Library Expansion plans are to be reviewed by HPC and Plan Commission. USPS has indicated a lease extension of 3 months is workable.

- Mobilite/WITN communications tower proposal continues to be on hold.
- Plan expects to look at these upcoming zoning revisions:
 - Accessory Dwelling Units
 - Revisions to the amusement licensing fees
 - Revisions to the fence requirements for swimming pools
 - Addition of a lighting ordinance
- Staff continues awaiting 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 hasn’t made progress in last month.
- 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 still pending on the USPS paying for sidewalk to the north, connecting to Franklin Street.
- Building Inspector and Community Development Director are still working through issues that have come up regarding zoning interpretations, permits issued and fees charged under Safe Built.
- Followed up on inquiries for RLF information from two existing businesses.
- 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 submitted two highly confidential economic development proposals with companies in the region.
- TID 8 is working through a process to donate extra income to TID 5.
- 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.
- Building Improvement Committee with Chamber and School attended June 17.
- 14 W Main has additional space available
- 26 E Main as space available

B. Chamber of Commerce Report – Slaback presented her written report

1.Update on available properties database – Slaback demonstrated the database to the group. Noting functions that include a public list to hopefully be available online in the future. Committee asked questions and discussed how the database can be usable. Sergeant shared he was already finding it very useful.

C. Tourism Commission Report – Berg noted an upcoming meeting, events and a brochure revision in the works

7. New Business

A. Workforce Housing Discussion – Lewis shared an article regarding workforce housing. Committee discussed the contents and ways to best move forward with affordable housing to support industrial businesses in Evansville.

B. Review of “Entrepreneurship Findings and Recommendations” report – Rutz reviewed the findings and the committee discussed many of the action items have been completed or are in progress.

- C. Review of draft content for 155 E Main property informational sheet** - Sergeant presented content for a property informational sheet. Committee discussed and recommended changes for discussion at the next meeting. Sergeant noted this sheet would be used to market other city parcels once perfected.
- D. Review of draft content for community profile sheet** – Sergeant presented content for a community profile sheet. Committee discussed and recommended changes for discussion at the next meeting.
- E. Updates regarding available land on east side** – Sergeant updated the committee on some of the challenged with getting east side industrial sites gold shovel certified

8. Old Business

- A. Staff update regarding website content**– Sergeant noted updates are in progress waiting on some content to be finalized

9. Education and News. Sergeant share a article regarding parking minimums.

10. Meeting Reminder: Next regular meeting August 21, 2017, 6:00 pm

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