



CITY OF MARSHFIELD
MEETING NOTICE

ECONOMIC DEVELOPMENT BOARD
Thursday, August 21, 2014
City Hall Plaza, Room 108
3:00 p.m.

AGENDA

1. Call to order
2. Approve meeting minutes – August 7th
3. Identify potential conflicts of interest
4. Receive citizen comments
5. Receive updates/reports
 - a. General economic development activities
 - b. Status of housing programs and projects
 - c. Marshfield Utilities revised dividend policy
6. Discuss opportunities to escrow funds from TID #5 for future business incentives
7. Consider request to Council for 2015 budget funds to clear structures in TID #7
8. Adjourn to closed session for 2 items: 1) Wisconsin Statutes Chapter 19.85 (1)(f), “Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems, or the investigation of charges against specific persons, except where par.(b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations.” Closed session has been requested to consider a CDBG grant allocation for housing rehabilitation purposes; and, 2) Wisconsin Statutes Chapter 19.85 (1)(f), “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.” Closed session has been requested to consider possible financial assistance for a proposed development project.
9. Action on matters discussed in closed session, if appropriate
10. Items for future agendas
11. Adjourn

NOTICE

It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Deb M. Hall, City Clerk, at 630 South Central Avenue or by calling (715) 384-3636.

Economic Development Board meeting August 7, 2014

Present: Ron Dickrell, Al Michalski, Bill Sennholz, Ed Wagner, and Pete Hendler.
Absent: Tammy Meissner and Aaron Staab
Others: Steve Barg, Angie Dieringer, Jason Angell, Amy Krogman, Josh Miller and Bill Schroeder

Sennholz called the meeting to order at 3:00 p.m. in Room 108 of the City Hall Plaza.

EDB14-27 Motion to approve Dickrell, 2nd by Michalski to approve the minutes from the July 10, 2014 and July 17, 2014.

Motion carried

Conflicts of interest

No members indicated that they had a conflict of interest with anything on the agenda.

Economic Development Updates

Angell reported all projects are going well. He is currently working on a new Developer's Agreement for a new project.

Dieringer reported on the International Conference of Shopping Centers show that was being held in Wausau. Both she and Karen Olson attended. She stated there were great speakers there and she talked to someone from UPS who is looking for someone to set up a franchise here.

Barg and Dieringer met with the Convention and Visitor Bureau to discuss the Room Tax and whether they would be willing to donate to the Main Street Marshfield. No decisions were made. CVB is interested in raising the room tax from 6% to 8%. CVB will be invited to attend the next EDB meeting.

Discussion was held regarding how the vendors will report their actions. It was suggested that a report be filed in the same layout as the Action Plan quarterly reports.

EDB14-28 Motion by Michalski, 2nd by Dickrell to approve the draft budget and vendor guidelines as presented.

Motion Carried

The committee reviewed the 2015 Wood County special economic development funding request. \$30,000 will be requested.

Housing update:

Mork-James was not able to attend this meeting, so Angell went over some information that had been gathered regarding the rating system for rental properties. This is not ready to be approved, but just an update on what she has

been working on. The committee was asked to look over the information and get back to Mary with any suggestions.

Josh Miller, Planning Administrator, updated the committee on how the applications for zoning request are handled. Conditional Use Permits public hearing notices are only published once, and can be approved in one council meeting. However a rezoning ordinance adds two or three weeks because of having to be published twice and having two readings by the council. Our code does not have a deadline to be given to the applicant. Plan Commission may make a recommendation within sixty days, not that it has to. Code is lacking. This has not been an issue, but he felt would be a good idea to have some language stating how long the city has to approve the requests. The city is going to encourage the developers to have neighborhood meetings.

Sam Schroeder, Zoning Administrator looked into the adoption of enforcement standards and maintenance regulations. There are a lot of things that are vague and undefined such as "shall be well maintained" or "shall be water proof", which is hard to enforce. Language should be tightened up.

EDB14-29 Motion by Wagner, 2nd by Hendler to go into closed session under Wisconsin Statutes Chapter 19.85(1)(3), deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The purpose is to 1) Consider possible acquisition of property and/or financial investment in a property located within TID #4 and 2) consider possible acquisition of land for future development (2 sites). Roll call vote, all ayes (time: 4:17 p.m.)

Motion Carried

Present in closed session: Angell, Dickrell, Michalski, Sennholz, Hendler, Wagner, Barg, Dieringer, Krogman.

EDB14-30 Motion by Hendler, 2nd by Wagner to go back into open session. Roll call vote, all ayes. (Time: 4:42)

Motion Carried

Motion by Hendler, 2nd by Dickrell to adjourn at 4:46 p.m.

Respectfully submitted,
Amy Krogman, Administrative Assistant III