

## **Economic Development Board meeting June 5, 2014**

Present: Dickrell, Hendler, Meissner, Michalski, Sennholz, Wagner and Staab.  
Absent: None  
Others: Barg, Olson, Dieringer, James-Mork, and Krogman.

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

Angela Dieringer, Main Street Marshfield, introduced herself to the Board.

### **Approve minutes**

**EDB14-17** Motion by Meissner, 2<sup>nd</sup> by Dickrell to approve the minutes from the May 1<sup>st</sup> Regular Meeting, the May 20<sup>th</sup> Housing Study Subcommittee, and the June 3<sup>rd</sup> Housing Study Subcommittee with the following changes: Angell and Barg are shown as absent at the Housing Study Subcommittee meetings. They were present.

### **Motion carried**

### **Conflicts of interest**

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

### **Citizen comments**

Sennholz invited comments from citizens, but no one spoke at this time.

### **Economic development reports**

- General updates
  - Olson reported the ribbon cutting for Anytime Fitness was being held today. She attended a Technology meeting in Wausau and will be attending a bio med event in San Diego in June.
  - Dieringer reported she will attend a new director training in July.
  - Angell, Barg, and James-Mork will be exploring ways the CDA and the City of Marshfield can work together.
- Downtown Master Plan Update
  - Consultants have walked the downtown with Main Street and City Staff.

### **Preliminary Report from Housing Study Subcommittee**

The key points from the Housing Study Subcommittee are:

#### **Owner-occupied housing**

- ✓ Reduce costs for constructing and maintaining homes
- ✓ Develop City subdivision (small scale; “pay as you go” infrastructure)
- ✓ Modify zoning requirements and related plans as needed to accommodate other housing options (condominiums, townhouses, etc.)

#### **Rental housing**

- ✓ Create revolving loan fund for repairs and improvements (for all housing types)
- ✓ Convert single-family rentals to single-family ownership (City incentive program)
- ✓ Implement active rental housing inspection program
- ✓ Adopt comprehensive property maintenance standards
- ✓ Solicit help from others when appropriate (MACCI, Main Street, CDA, etc.)

- ✓ Encourage and help to facilitate construction of new rental housing (increasing supply should help upgrade existing rental properties)
- ✓ Streamline City development process, so that approvals can be secured easier and more quickly
- ✓ Encourage creation of private, nonprofit development corporation to pursue various economic development opportunities

The Board discussed the key points and felt that the following should be looked at first:

- ✓ Develop City subdivision
- ✓ Implement active rental housing inspection program
- ✓ Convert single-family rentals to single-family ownership
- ✓ Use high school students to build new homes where blight has been removed.

### **Economic Development Specialist position**

The Board discussed the possibility of creating a new position and its benefits compared with the current Business Development position housed at MACCI. It was decided to continue with the current position. However, there should be a prepared list of roles and responsibilities that are agreed to by all parties.

**EDB14-18** Motion by Michalski, 2<sup>nd</sup> by Hendler for Michalski, Barg, and Angell to meet to prepare a list of roles and responsibilities for the Business Development position.

**Motion Carried**

**EDB14-19** Motion by Wagner, second by Dickrell to adjourn to closed session under Wisconsin Statutes, Chapter 19.85(1)(e) 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. (time: 4:31 p.m.).

**Motion Carried**

Present in closed session: Dickrell, Hendler, Meissner, Michalski, Sennholz, Wagner, Staab, Barg, Olson, Dieringer, and Krogman.

**EDB14-20** Motion by Meissner, second by Staab to return to open session. (Time: 4:41 p.m.).

**Motion Carried**

### **Announce next Board meeting date/time**

Sennholz noted that the next EDB meeting will be held on Thursday, July 10<sup>th</sup> at 3:00 p.m. in Room 108 of the City Hall Plaza.

Motion by Hendler, 2<sup>nd</sup> by Meissner, second by Meissner to adjourn at 4:44 p.m.

Respectfully submitted,  
Amy Krogman, Administrative Assistant III