

MINUTES ARE NOT OFFICIAL UNTIL NEXT SUBSEQUENT MEETING

**Village of New Glarus
Community Development Authority (CDA)
New Glarus Village Hall
319 2nd Street
November 25, 2013
Minutes**

The meeting was called to order at 6:30 p.m. by Chair Dave Wyttenbach. Members Present: Greg Thoemke, Dave Wyttenbach, Lexie Harris and Kris Baumgartner. Absent: Kris Gmur, Mark Janowiak and Sue Leverich. Also present: Village Administrator Nicholas Owen.

Announcement: All cell phones shall remain off during the meeting.

Agenda: Motion by Kris Baumgartner to approve the agenda, second by Greg Thoemke. Motion carried.

Approval of Minutes from 10/28/13: Motion by Greg Thoemke to approve the 10/28/13 minutes, second by Kris Baumgartner. Motion carried.

Discussion: Review of Downtown Redevelopment Plan: The committee reviewed a previously prepared plan for downtown New Glarus. Dave Wyttenbach said he wanted the committee to be aware of these previous existing plans for possible ideas for future opportunities. Greg Thoemke talked about the importance of growing the tax base to lower the tax burden for residents. The committee discussed the need for commercial/industrial growth and to find a location for a new business park.

Discussion: Review of Economic Development Strategic Planning Documents: The committee reviewed information from the strategic planning process completed in 2013. The committee discussion centered on potential projects in the downtown area.

New Glarus Economic Development Update: Lexie Harris informed the committee that the sale of 5th Avenue professional building is expected to close soon. Administrator Owen stated that they will be meeting with Business owners on 2nd Street the first week of December regarding the upcoming street project.

Adjourn: Motion by Kris Baumgartner to adjourn, second by Lexie Harris. Motion carried at 7:23 p.m.

Nicholas Owen, Administrator

**Village of New Glarus
Community Development Authority (CDA)
New Glarus Village Hall
319 2nd Street
October 28, 2013
Minutes**

The meeting was called to order at 6:30 p.m. by Chair Dave Wytttenbach. Members Present: Greg Thoemke, Dave Wytttenbach, Lexie Harris, Kris Baumgartner and Mark Janowiak. Absent: Kris Gmur and Sue Leverich. Also present: Mike Johnson GCDC Executive Director, Village Administrator Nicholas Owen.

Announcement: All cell phones shall remain off during the meeting.

Agenda: Motion by Greg Thoemke to approve the agenda, second by Kris Baumgartner. Motion carried.

Approval of Minutes from 7/22/13: Motion by Kris Baumgartner to approve the 7/22/13 minutes, second by Greg Thoemke. Motion carried.

Introduction: Mike Johnson – GCDC Executive Director: Mike Johnson introduced himself to the CDA. Mike started with GCDC at the end of September. His previous position was with the City of Norwalk, IA. Mike discussed possible target sectors for economic development with the committee.

Discussion: Potential Redevelopment Projects: The committee discussed possible development opportunities including Backtown, 2nd Street, a new business park and the vacant 5th Avenue site. A majority of the members felt the 2nd Street redevelopment would produce the biggest benefits but also felt redevelopment of the 5th Avenue site and a new business park were important priorities. The committee reviewed a grant opportunity from WEDC for the Community Development Investment Grant Program, expressing particular interest in the possibility of the streetscape of 2nd Street. Administrator Owen to work with GCDC Executive Director Johnson on opportunities for the redevelopment projects.

New Glarus Economic Development Update: Plan Commission met to review a site plan proposal for New Glarus Wäsche Center. The development is proposed for the lot south of the Hardware store and would include a car wash, dog wash, laundry mat and storage units.

Adjourn: Motion by Kris Baumgartner to adjourn, second by Mark Janowiak. Motion carried at 7:36 p.m.

Nicholas Owen, Administrator

**Village of New Glarus
Community Development Authority (CDA)
New Glarus Village Hall
319 2nd Street
July 22, 2013
Minutes**

The meeting was called to order at 6:30 p.m. by Greg Thoemke. Members Present: Greg Thoemke, Sue Leverich, Mark Janowiak, Kris Gmur and Kris Baumgartner. Absent: Lexie Harris and Dave Wytttenbach. Also present: Jennifer Kuderer WEDC, Village Administrator Nicholas Owen.

Announcement: All cell phones shall remain off during the meeting.

Agenda: Motion by Kris Baumgartner to approve the agenda, second by Kris Gmur. Motion carried.

Approval of Minutes from 3/25/13: Motion by Sue Leverich to approve the 3/25/13 minutes, second by Mark Janowiak. Motion carried.

Announcement: Chair Wytttenbach announced the Board will Convene into Closed Session called under State Stat. 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive bargaining reasons require closed sessions: [Discussion Genthe Property]

Discussion on WEDC Programs: Jennifer Kuderer, Community Account Manager: Jennifer Kuderer made a presentation on the change from the Department of Commerce to the new public/private partnership of WEDC. The presentation highlighted the organization of WEDC and the technical and financial assistance available.

New Glarus Economic Development Update: Administrator Owen reported that GCDC will be interviewing to fill their Executive Director position on August 10th and that Lieutenant Governor Rebecca Kleefisch will be in New Glarus to meet with business leaders on August 6th.

The Board will Convene into Closed Session: Motion by Mark Janowiak to convene into closed session, second by Kris Baumgartner. Roll call: Gmur – aye; Janowiak – aye; Baumgartner – aye; Thoemke – aye; Leverich – aye. Motion carried at 7:21 p.m.

The Board will Convene into Open Session Motion by Kris Gmur to convene into open session, second by Kris Baumgartner. Roll call: Gmur – aye; Janowiak – aye; Baumgartner – aye; Thoemke – aye; Leverich – aye. Motion carried at 7:30 p.m.

Results of Closed Session: The committee is not interested in purchasing the property at this time.

Adjourn: Motion was made by Sue Leverich to adjourn, second by Kris Gmur. Motion carried at 7:31 p.m.

Nicholas Owen, Administrator

**Village of New Glarus
Community Development Authority (CDA)
New Glarus Village Hall
319 2nd Street
March 25, 2013
Minutes**

The meeting was called to order at 6:30 p.m. by Chair Dave Wytttenbach. Members Present: Dave Wytttenbach, Greg Thoemke, Sue Leverich, Lexie Harris. Absent: Mark Janowiak, Kris Gmur and Kris Baumgartner. Also present: Village Administrator Nicholas Owen.

Announcement: All cell phones shall remain off during the meeting.

Agenda: Motion by Greg Thoemke to approve the agenda, second by Lexie Harris. Motion carried.

Approval of Minutes from 1/28/13: Motion by Sue Leverich to approve the 1/28/13 minutes, second by Lexie Harris. Motion carried.

Announcement: Chair Wyttenbach announced the Board will Convene into Closed Session called under State Stat. 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive bargaining reasons require closed sessions: [Discussion on Request for TIF Assistance]

Economic Development Update: Administrator Owen advised the Growing Tree Daycare and Sugar River Pizza are both progressing well. Village staff sent a letter to Anchor Bank, owners of the 5th Avenue shops requesting they either do work to make sure the building is structurally sound or raze the building. The Village has received notice that the building will be razed. The last update we received was that they were seeking bids for the demolition work and want to have the building removed as soon as possible.

The Board will Convene into Closed Session: Motion by Lexie Harris to convene into closed session, second by Greg Thoenke. Roll call: Wyttenbach – aye; Harris – aye; Thoenke – aye; Leverich – aye. Motion carried at 6:35 p.m.

The Board will Convene into Open Session Motion by Greg Thoenke to convene into open session, second by Lexie Harris. Roll call: Wyttenbach – aye; Harris – aye; Thoenke – aye; Leverich – aye. Motion carried at 6:50 p.m.

Results of Closed Session: Administrator Owen will contact the applicant regarding their project.

Adjourn: Motion was made by Sue Leverich to adjourn, second by Lexie Harris. Motion carried at 7:08 p.m.

Nicholas Owen, Administrator

**Village of New Glarus
Community Development Authority (CDA)
New Glarus Village Hall
319 2nd Street
January 28, 2013
Minutes**

The meeting was called to order at 6:30 p.m. by Chair Dave Wyttenbach. Members Present: Dave Wyttenbach, Greg Thoenke, Sue Leverich, Lexie Harris, Kris Gmur and Kris Baumgartner. Absent: Mark Janowiak. Also present: Village Administrator Nicholas Owen.

Announcement: All cell phones shall remain off during the meeting.

Agenda: Motion by Kris Baumgartner to approve the agenda, second by Greg Thoenke. Motion carried.

Approval of Minutes from 11/26/12: Motion by Greg Thoenke to approve the 11/26/12 minutes, second by Kris Baumgartner. Motion carried.

Discussion/Recommendation: Draft Revolving Loan Fund: Administrator Owen reported that he has received Attorney Morgan’s review and the only substantial change he is recommending is adding language that would not allow CDA or Village Board members to apply for a loan. Morgan is advising that this is prohibited by State Statutes. After brief discussion motion by Kris Baumgartner

second by Sue Leverich to recommend approval of the Revolving Loan Fund as amended. Motion carried.

Update: Territory Amendment #3 for TID 2: Administrator Owen informed the committee that the Village has contracted with Vierbicher Associates for performing the territory amendment. Owen was contacted by Vierbicher today and informed that half of the property being added to a TID needs to be either zoned as industrial or suitable for industrial development. Owen explained the two options he sees are to research if either of the properties would be considered suitable for industrial development or to leave the former carwash site out of the TIF. The committee was fine with either option. Administrator Owen will keep the committee informed on progress.

Economic Development Update: Administrator Owen advised that the Growing Tree Daycare project is progressing, the walls and roof are up and last week they were working on installing the floor and radiant in floor heating. The project includes the first geothermal heating system installed in the Village and they are planning on opening this spring. Work is progressing on Sugar River Pizza and they now plan on opening this spring. Owen added that Anna Schramke, Executive Director of Green County Development Corporation will be presenting GCDC's new strategic plan at the February 19th Village Board meeting and encouraged all members that are able to attend.

Adjourn: Motion was made by Sue Leverich to adjourn, second by Kris Gmur. Motion carried at 6:54 p.m.

Nicholas Owen, Administrator

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