

MINUTES ARE NOT OFFICIAL UNTIL NEXT SUBSEQUENT MEETING

**Village of New Glarus
Community Development Authority (CDA)
New Glarus Village Hall
319 2nd Street
November 23, 2015 - DRAFT Minutes**

The meeting was called to order at 6:30 p.m. by Chair Greg Thoemke. Members Present: Dave Wyttenbach, Mark Janowiak, Lexie Harris, Keith Peterson, Kris Baumgartner, and Anthony Edge. Also present: Village Administrator Bryan Gadow.

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

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

Approval of Minutes from 10/26/15: Motion by Anthony Edge to approve the 10/26/15 minutes, second by Dave Wyttenbach. Motion carried.

General Discussion on potential use of Historic Tax Credits for redevelopment opportunities along 2nd Street: Chair Thoemke provided the Committee with an overview of his walk along the 2nd Street corridor with Mr. Mark Tallman of the Wisconsin Economic Development Corporation (WEDC) and Administrator Gadow on November 18th. They provided discussed the Federal and Wisconsin Historic Tax Credit programs, which provide a return of twenty percent (20%) of the cost of rehabilitating historic buildings as both federal and state income tax credits. They discussed potential commercial opportunities along the corridor, including the Ruff-Hewn building, Primrose winery, the former Flannery's building, the former Town Hall building, among others. Administrator Gadow indicated that they would look to host an informational session in early 2016 with commercial property owners along the corridor to inform them of the program and assist in facilitating applications. Anthony Edge suggested that real estate agents and brokers be invited to attend, in addition to someone who has successfully applied to have a property on the National Historic Register. Kris Baumgartner suggested that the Village Historic Preservation Committee be invited as well. Administrator Gadow indicated that they will continue to work on this workshop concept.

New Glarus Economic Development Update: The committee discussed the proposed redevelopment of the Flannery's building, the potential for a dog park location near County Road W, and a contract for sale on the Christmas House.

Adjourn: Motion by Dave Wyttenbach to adjourn, second by Keith Peterson. Motion carried at 7:16 p.m.

Bryan Gadow, Administrator

**Village of New Glarus
Community Development Authority (CDA)
New Glarus Village Hall
319 2nd Street
October 26, 2015 - DRAFT Minutes**

The meeting was called to order at 6:35 p.m. by Chair Greg Thoemke. Members Present: Dave Wyttenbach, Mark Janowiak, Lexie Harris, and Anthony Edge. Absent: Keith Peterson and Kris Baumgartner. Also present: Village Administrator Bryan Gadow, Mark Tallman (Wisconsin Economic Development Corporation) and Mark Roffers (MDRoffers Consulting LLC).

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

Agenda: Motion by Mark Janowiak to approve the agenda, second by Lexie Harris. Motion carried.

Approval of Minutes from 9/28/15: Motion by Anthony Edge to approve the 9/28/15 minutes, second by Lexie Harris. Motion carried.

General Discussion with Mark Tallman of the Wisconsin Economic Development Corporation (WEDC): Mr. Mark Tallman of the WEDC provided the members with an overview of the WEDC organization and the various grant programs that they operate. Mr. Tallman offered WEDC as a resource to the Village and suggested that they consider applying for designation as a “Connect Community” to receive additional technical assistance for economic development activities.

General Discussion on Update to Comprehensive Plan:

Mr. Mark Roffers of MDRoffers Consulting has been contracted by the Village to assist in the update to the Village’s Comprehensive Plan. Mr. Roffers gave an overview of previous projects he has been involved with the Village. Mr. Roffers explained that the update will consist of two volumes being created over two budget years. The timeline for the plan update was reviewed with the Commission providing input on potential groups to include in the process. It was noted that Mike Johnson of Green County Development Corporation was assisting in the GIS mapping for the update.

The first volume of the new Comprehensive Plan will provide an overview of the existing conditions within the community and an analysis of issues. A draft of the first volume was provided to the Commission and reviewed with Mr. Roffers. Commission members were encouraged to provide input during the meeting and submit additional comments for discussion at future meetings. Preparation of a vision statement was discussed and what the Commission envisioned for the Village by 2035.

Mr. Roffers also asked committee members to reflect and respond to the following questions to assist in informing the second volume of the Plan, which focuses on community vision:

- 1) Think about what New Glarus would look like in 25 years, and articulate your vision in 1 to 2 sentences.
- 2) What legacy decision could you make today that a resident or Village Board member would complement you on?
- 3) Of the activities discussed in Administrator Gadow’s memo: Redevelopment Strategic Planning, Economic Branding, and Placemaking; which is your highest priority and why?
- 4) What other initiatives if any, should the Village prioritize over the next 5-10 years?

New Glarus Economic Development Update: The committee discussed potential commercial opportunities in the Village, including the on-going construction on the car wash, a potential Flannery’s redevelopment project, and potential for use of historic tax credits for the reuse of the 130 5th Ave commercial building.

Adjourn: Motion by Mark Janowiak to adjourn, second by Lexie Harris. Motion carried at 8:36 p.m.

Bryan Gadow, Administrator

**Village of New Glarus
Community Development Authority (CDA)
New Glarus Village Hall
319 2nd Street
June 15, 2015
Minutes**

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

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

Agenda: Motion by Mark Janowiak to approve the agenda, second by Keith Peterson. Motion carried.

Approval of Minutes from 4/27/15: Motion by Mark Janowiak to approve the 4/27/15 minutes, second by Keith Peterson. Motion carried.

Discussion/Recommendation Start Date for TID 4: The committee discussed the start date for TID 4. Consensus of the committee was that it made sense to start the TID in 2015. Motion by Keith Peterson to recommend creating TID 4 in 2015, second by Dave Wyttenbach. Motion carried.

New Glarus Economic Development Update: The committee discussed potential commercial opportunities in the Village.

Adjourn: Motion by Kris Baumgartner to adjourn, second by Anthony Edge. Motion carried at 6:56 p.m.

Nicholas Owen, Administrator

**Village of New Glarus
Community Development Authority (CDA)
New Glarus Village Hall
319 2nd Street
April 27, 2015
Minutes**

The meeting was called to order at 6:30 p.m. by Chair Greg Thoemke. Members Present: Greg Thoemke, Keith Peterson, Dave Wyttenbach and Anthony Edge. Absent: Kris Baumgartner, Mark Janowiak and Lexie Harris. Also present: Green County Development Corporation Executive Director Mike Johnson and Village Administrator Nicholas Owen.

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

Agenda: Motion by Dave Wyttenbach to approve the agenda, second by Keith Peterson. Motion carried.

Approval of Minutes from 3/23/15: Motion by Dave Wyttenbach to approve the 3/23/15 minutes, second by Anthony Edge. Motion carried.

Announcement: Chair Thoemke announced the committee 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 Contractual Agreement]

Update: Floodplain and Wetland Analysis: The Village, AES and the DNR met on the wetland delineation confirmation for the Bahler property. Overall the wetland determination looks like it will come out as initially prepared by AES. There is one drainage swale that will be added to the large wetland that previously wasn't a connected swale in the original delineation but it should not be detrimental to the project. Dave Wyttenbach asked if the committee could have a copy of the delineation maps. Administrator Owen will send those out.

Update/Discussion TID 4: The Village Board approved a contract with MSA to draft the TID 4 project plan. Staff will be meeting with MSA in the next two weeks to get started on the plan. Dave Wytttenbach asked what the CDA's role will be in the process. Administrator Owen said the CDA will have the preliminary review of the TID Plan. The committee discussed a timeline for preparation of the plan.

New Glarus Economic Development Update: A yoga studio will be opening in the former Weaver Auto parts building on 2nd Street in the Backtown. It appears that the Personal Property Tax elimination does not have enough support to move forward.

Convene into Closed Session: Motion by Keith Peterson to convene into closed session, second by Dave Wytttenbach. Roll Call: Thoemke – aye, Peterson – aye, Wytttenbach – aye, Edge – aye. Motion carries.

Convene into Open Session: Motion by Dave Wytttenbach to convene into closed session, second by Anthony Edge. Roll Call: Thoemke – aye, Peterson – aye, Wytttenbach – aye, Edge – aye. Motion carries.

Results of Closed Session: Committee discussed a contractual agreement with a potential developer.

Adjourn: Motion by Dave Wytttenbach to adjourn, second by Anthony Edge. Motion carried at 7:05 p.m.

Nicholas Owen, Administrator

**Village of New Glarus
Community Development Authority (CDA)
New Glarus Village Hall
319 2nd Street
March 23, 2015
Minutes**

The meeting was called to order at 6:30 p.m. by Chair Greg Thoenke. Members Present: Greg Thoenke, Keith Peterson, Kris Baumgartner, Dave Wyttbach, Lexie Harris, Mark Janowiak and Anthony Edge. Also present: Green County Development Corporation Executive Director Mike Johnson and Village Administrator Nicholas Owen.

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

Agenda: Motion by Mark Janowiak to approve the agenda, second by Dave Wyttbach. Motion carried.

Approval of Minutes from 2/23/15: Motion by Kris Baumgartner to approve the 2/23/15 minutes, second by Keith Peterson. Motion carried.

Update: Floodplain and Wetland Analysis: The Village and AES have submitted a wetland delineation confirmation report to the DNR for confirming the wetland area for the Bahler property. AES said the DNR will not meet to review the site until growing season. Administrator Owen and GCDC Executive Director had a productive meeting with a representative from Voegeli Farms and they indicated they would be interested in working with the Village if their land is needed for future development. Mark Janowiak asked Mike Johnson what kind of demand he has seen for commercial/light industrial development. Johnson replied that things are picking up and that just today he received a request for information from WEDC for a warehouse building. Johnson added that he was able to submit information for 3 Green County communities but unfortunately could not submit for New Glarus due to the lack of available land.

Update: Revolving Loan Fund: The recommended amendment to the revolving loan fund was approved by the Village Board. We have had one business owner express interest in submitting an application for the RLF.

Update/Discussion TID 4: Administrator Owen and Village Attorney Bill Morgan have met with a party interested in taking on the major redevelopment of the Public Works/Utility and County garage space in the Backtown. The developers have requested confidentiality through the initial stages of the agreement and the Village Board will be getting an update on this potential project in a closed session at their April 7th meeting. Staff has also been approached by the developer that has a contingent offer to purchase Flannery's; one of the contingencies being the establishment of a TID and providing funding for the project.

Staff has contacted Vierbicher and Ehlers to put together proposals for preparing TID plans and we plan on moving forward with consideration of the proposals as soon as possible.

New Glarus Economic Development Update: The site plan and rezoning for the Town Hall purchase of the old drive up bank building have been approved by Village Board. The indications from the Town are that this will be a temporary location for them and their long term goal is to build a new facility in the Town. Administrator Owen reported that the state is proposing the elimination of the personal property tax and that TID 3 relies on \$1 million in personal property taxes to retire its debt. He added that they are working on a Resolution opposing the proposal for the Board.

Adjourn: Motion by Dave Wyttbach to adjourn, second by Kris Baumgartner. Motion carried at 7:05 p.m.

Nicholas Owen, Administrator

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**Village of New Glarus
Community Development Authority (CDA)
New Glarus Village Hall
319 2nd Street
February 23, 2015**

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Minutes

The meeting was called to order at 6:30 p.m. by Chair Greg Thoemke. Members Present: Greg Thoemke, Keith Peterson, Kris Baumgartner, Dave Wyttenbach, Lexie Harris, Mark Janowiak and Anthony Edge. Also present: Green County Development Corporation Executive Director Mike Johnson and 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 Dave Wyttenbach. Motion carried.

Approval of Minutes from 1/26/15: Motion by Dave Wyttenbach to approve the 1/26/15 minutes, second by Mark Janowiak. Motion carried.

Update: Floodplain and Wetland Analysis: The Village approved the contract with AES for the wetland determination work with the DNR. AES has contacted the DNR but it is not likely we will have the meeting on the determination until April. Administrator Owen and Director Johnson are meeting with Voegeli Farms to review the analysis on their property this week.

Discussion/Recommendation: Revolving Loan Fund: The committee reviewed and discussed the revolving loan fund and proposed addition of encouraging participating with banks on the loans. Participating with banks would lessen the administration work for the Village. The committee discussed potential loan scenarios and uses for the funds. Motion by Greg Thoemke to recommend addition of language allowing participation with banks on the loans, second by Keith Peterson. Motion carried.

New Glarus Economic Development Update: Administrator Owen informed the committee that with the closing of TID 2 and the funding of the revolving loan fund he will be writing an article on the successes of the two TIF districts and the Board will be discussing creating a new TID at their March 3rd meeting. Cow and Quince received a grant from the USDA for promotion of local foods. (Dave Wyttenbach left the meeting at 7:07 p.m.) The committee discussed the Town's pending purchase of the old drive up bank.

Adjourn: Motion by Keith Peterson to adjourn, second by Lexie Harris. Motion carried at 7:10 p.m.

Nicholas Owen, Administrator

**Village of New Glarus
Community Development Authority (CDA)
New Glarus Village Hall
319 2nd Street
January 26, 2015
Minutes**

The meeting was called to order at 6:30 p.m. by Chair Greg Thoenke. Members Present: Greg Thoenke, Keith Peterson, Dave Wytttenbach, Lexie Harris, Mark Janowiak and Anthony Edge. Absent: Kris Baumgartner. Also present: Village Administrator Nicholas Owen.

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

Agenda: Motion by Dave Wytttenbach to approve the agenda, second by Mark Janowiak. Motion carried.

Approval of Minutes from 12/8/14: Motion by Mark Janowiak to approve the 12/8/14 minutes, second by Keith Peterson. Motion carried.

Update: WEDC Community Investment Grant Application: Administrator Owen reported that he and GCDC Executive Director Mike Johnson are working with Cow and Quince on resubmitting their application for the WEDC Grant.

Discussion: Floodplain and Wetland Analysis: The committee reviewed the reports and discussed options for potential development and wetland mitigation.

Recommendation: AES Proposal for Wetland Permitting: The committee reviewed the proposal from AES and determined at this time only task one, jurisdictional determination and wetland boundary concurrence were needed at this time. Motion by Dave Wytttenbach to recommend proceeding with Task one, second by Keith Peterson. Motion carried.

New Glarus Economic Development Update: Recently there has been a party expressing interest in purchasing Flannery's. The committee discussed interest in preparing a TIF 4 plan covering the backtown area to be ready to assist redevelopment projects like Flannery's and would like to see the Village Board proceed with preparing a plan.

Adjourn: Motion by Lexie Harris to adjourn, second by Keith Peterson. Motion carried at 7:26 p.m.

Nicholas Owen, Administrator

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