

MINUTES ARE NOT OFFICIAL UNTIL NEXT SUBSEQUENT MEETING

**Village of New Glarus
Community Development Authority (CDA)
New Glarus Village Hall
319 2nd Street
February 27, 2012
Minutes**

The meeting was called to order at 6:37 p.m. by Chair Dave Wyttenbach. Members Present: Dave Wyttenbach, Sue Leverich, Mark Janowiak, Lexie Harris, Greg Thoemke and Kris Gmur. Absent: Kris Baumgartner. Also present: GCDC Director Anna Schramke 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 Greg Thoemke. Motion carried.

Approval of Minutes from 1/23/12: Motion by Sue Leverich to approve the 1/23/12 minutes, second by Mark Janowiak. Motion carried.

Discussion: Creation of Revolving Loan Fund: The committee reviewed copies of revolving loan programs (RLF) in other communities. The example from Milton is more simplistic and is designed to promote façade improvement projects in the downtown area. The Monroe example is more complex as it was created using a Community Development Block Grant which has strict restrictions on the use of the money. From looking at the TIF finance sheets it appears TIF 2 will have a positive balance between \$150,000 - \$200,000 available when it closes to fund a RLF. As discussed at the previous meeting, a TID plan amendment may be needed to create the RLF, Administrator Owen will research the issue further. Anna Schramke provided additional information on RLFs and indicated there are two main ways to fund these loans; the use of TIF funds or CDBG funds from the State of Wisconsin. Schramke added that currently the state is not accepting applications for CDBG funds for RLFs and is looking at regionalizing the application for these funds. Schramke noted the most important thing with establishing a RLF is to determine what we want to accomplish and set up the program accordingly.

The committee discussed different options for the setup of the RLF and how to make it appealing for business owners to take advantage of the program. Administrator Owen indicated he will work with the Chamber of Commerce on identifying potential properties and determining the owner's interest in participating in an RLF for improving their property. Owen will also work with Schramke to develop a draft RLF program for presentation to the CDA.

Discussion: Existing Business Community Needs: Administrator Owen reported he will be discussing this issue at the Chamber of Commerce's March Board meeting regarding ways to seek input on the needs of existing businesses. The meeting will be on Wednesday March 14th at 8:30 a.m. at the Swiss Center of North America.

Update: Feed Mill Demolition: The feed mill demolition has been completed; the original substructure from the grist mill was retained as required in a deed restriction. The village is retaining minor amount from the contract to cover the costs of seeding the site in spring.

Update: New Glarus Brewing Warehouse Expansion: New Glarus Brewing has submitted a site plan for an expansion of their warehouse for a special meeting of the plan commission on March 1. The brewery hopes to get approval and begin construction on the site by the end of March.

Update: Green County Development Corporation Strategic Planning Process: GCDC has selected Vierbicher Associates to develop a strategic plan. The plan will identify the key areas for GCDC to focus their efforts as well as to identify areas and roles for the other economic development entities in the county (CDA's, Chamber of Commerce, etc). Part of the process is meeting with the members of GCDC; Administrator Owen will pass along information of when these meetings will occur. It is an exciting opportunity for GCDC.

Discussion: Annual Reports for TID 2 and 3: The committee reviewed the annual reports for TID 2 and TID 3. Both TID's are doing very well considering the changes in the economy in the last few years and both are projected to pay off ahead of or on schedule

Adjourn: Motion was made by Kris Gmur to adjourn, second by Lexie Harris. Motion carried at 7:26 p.m.

Nicholas Owen, Administrator

**Village of New Glarus
Community Development Authority (CDA)
New Glarus Village Hall
319 2nd Street
January 23, 2012
Minutes**

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

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

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

Approval of Minutes from 11/28/11: Motion by Kris Baumgartner to approve the 11/28/11 minutes, second by Kris Gmur. Motion carried.

Prioritization of Economic Development Strategy Discussion: The committee reviewed the list of potential projects and strategies for the CDA presented at the November meeting. Administrator Owen noted that Clerk Erb and he met with the Village's financial advisors to discuss the closing of TIF 2. It appears that there will be a positive balance when TIF 2 closes and they suggested the creation of a revolving loan fund to fund other economic development projects, such as the façade improvement program discussed. Creation of the revolving loan fund would require an amendment to the TIF Plan.

The committee identified the revolving loan fund and meeting with the Chamber of Commerce to identify the needs of the business community as the top two priorities that can be addressed right away. The committee requested additional information on revolving loan funds for the next meeting.

Update: Feed Mill Demolition: The asbestos removal has been completed and the contractor anticipates beginning with the rest of the project on Monday January 23rd.

Discussion/Review: Available Properties for New Glarus on LOIS: Administrator Owen provided the committee a revised list of properties for the New Glarus Area on the LOIS site. The committee discussed the usefulness of the LOIS data since much of the information is inaccurate or dated. The committee also discussed other sites that contain information on commercial properties. The committee would like to continue reviewing updated information on commercial properties available for lease or sale.

Adjourn: Motion was made by Sue Leverich to adjourn, second by Mark Janowiak. Motion carried at 7:48 p.m.

Nicholas Owen, Administrator

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