

ECONOMIC DEVELOPMENT BOARD
February 26, 2014

EDB20140226-1
UNAPPROVED

A regular meeting of the Economic Development Board of the City of Cedarburg, Wisconsin, was held on Wednesday, February 26, 2014 at 7:00 p.m. at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers.

The meeting was called to order by Council Member Paul Radtke at 7:05 p.m.

Roll Call: Present - Council Member Paul Radtke, Jim Pape, Greg Zimmerschied (Alt.), DJ Burns, Christopher Smith, Duey Stroebel

Excused - John Cordio (Alt.), Eric Stelter, Mike Ruzicka, David Krier

Absent - Rebecca Zuba (Alt.)

Also Present - Economic Development Coordinator Mary Sheffield

STATEMENT OF PUBLIC NOTICE

Council Member Radtke acknowledged that the agenda for this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

Chairman Radtke announced Heather Cain's resignation from the Economic Development Board due to her appointment to the Plan Commission.

INTRODUCTION OF NEW CITY PLANNER

City Planner Jon Censky introduced himself to the Board.

APPROVAL OF MINUTES

Motion was made by Greg Zimmerschied, seconded by Christopher Smith, to approve the minutes of the November 20, 2013 meeting. Motion carried without a negative vote.

COMMENTS & SUGGESTIONS FROM CITIZENS - None

UNFINISHED BUSINESS

Update from Economic Development Coordinator Mary Sheffield and Discussion of Future Downtown Projects; and Action Thereon

Coordinator Sheffield gave the following update:

- Jim's Grille (Rich's Restaurant) will reopen on March 6.
- Joie on Main Gift Shop and Chiselled Grape Winery opened Winter Festival weekend.
- The Stilthouse received a great review in *M Magazine*.
- Riegel Law opened in the Stoneridge building in the business park.
- The Hub will relocate to a property in the Town of Cedarburg. Cedarburg Popcorn Co. will lease the former Hub space.

- Peddler's Corner will close, as the owner is retiring.
- Stacia's and Little Bean Boutique will close.
- Reliant Fire on Hanover Avenue will relocate outside of the City.
- The Economic Development Loan Program through Port Washington State Bank has approved six loans with several others currently going through the approval process.
- Flying Fur was granted a Conditional Use for the property on Lincoln Blvd. to relocate and expand.
- The City of Green Bay Upper Floor Housing Program is to be placed on the March agenda.

Discuss Future Land Use on Cardinal Avenue; and Action Thereon

Chairman Radtke updated Planner Censky on the Board's thoughts regarding properties on Cardinal Avenue and Pioneer Road. Planner Censky reviewed the 2025 Land Use Plan and indicated that adding the properties in discussion to the plan would be appropriate. Motion made by Greg Zimmerschied, seconded by Jim Pape, to have Planner Censky revise the Land Use Plan to include the properties at Cardinal Avenue and Pioneer Road and other areas so that the draft can be reviewed by the Board at the March meeting. Motion carried without a negative vote.

Update on TID #2 and TID #3; and Action Thereon

Chairman Radtke updated the Board on TID #3. The Common Council has reviewed the developer's agreement. The developer will have five years to build two buildings with a minimum of \$950,000 increment. The developer will be given back 25% of the increment as an incentive including a 3% inflation factor. If inflation is less than 3% for two consecutive years, the additional will not be part of the payment.

Coordinator Sheffield updated the Board on TID #2. There is no new information on TID #2 other than the property identified as residential development is currently tied up in probate. A strip of land that is critical to running utilities is also a barrier.

NEW BUSINESS

Update on Mercury Marine Site #2; and Action Thereon

Coordinator Sheffield read an email to the group dated January 30, 2014 from Mercury Marine to City Administrator/Treasurer Mertes stating clarification is needed on the "closure" and groundwater monitoring at the site. After these issues are resolved the site will be marketed.

Discuss LED Signs; and Action Thereon

No discussion took place.

Identify Future Agenda Items; and Action Thereon

- Suggested revisions to Land Use Plan 2025 by Planner Censky.
- City of Green Bay Upper Floor Housing.
- St. Francis Borgia School property.

The Board will meet on Tuesday, March 25, 2014 instead of the last Wednesday of the month.

ADJOURNMENT

Motion was made by Christopher Smith, seconded by Jim Pape, to adjourn the meeting at 8:20 p.m.
Motion carried.

Mary Sheffield
Secretary

adk