

CHIPPEWA COUNTY
ECONOMIC DEVELOPMENT COMMITTEE
REGULAR MEETING
AUGUST 3, 2021
CHIPPEWA COUNTY COURTHOUSE, RM 003
2:00 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Lee McMenamin	Chippewa County	District 4 (Chair)	Present	
Tom Thornton	Chippewa County	District 5 (Vice-Chair)	Present	
Don Hauser	Chippewa County	District 6	Present	
Ronald McGill	Chippewa County	District 15	Present	
Annette Hunt	Chippewa County	District 13	Present	

Others Present: Randy Scholz, Brian Kelley, Doug Clary, Todd Pauls, Lori Zwiefelhofer, and Charlie Walker.
Recorder: Lisa Merrell.

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

4. CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ronald McGill, District 15
SECONDER:	Tom Thornton, District 5 (Vice-Chair)
AYES:	McMenamin, Thornton, Hauser, McGill, Hunt

1. Approve the agenda
2. Approve the Minutes

Economic Development Committee - Regular Meeting - May 5, 2021 4:30 PM

Economic Development Committee - Special Meeting - May 18, 2021 8:00 AM

Economic Development Committee - Special Meeting - Jul 9, 2021 10:00 AM

3. Schedule next meeting date - November 3, 2021 at 4:30 PM

5. REPORTS

1. Chippewa County Economic Development Corporation Report - Charlie Walker
Walker noted that the Annual Meeting is being held August 27th at the Fairgrounds, but space will be limited this year to 300 people.

Economic Development Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 003

August 3, 2021
2:00 PM

Walker reported on two of the Job Fairs that were recently held at the Airport and Riverfront Park. A third Job Fair is being planned for the first week in October with a location yet to be determined.

6. BUSINESS ITEMS

1. The Committee will convene in Closed Session pursuant to Wisconsin State Statutes Sec. 19.85(1)(e) "Deliberating or negotiating the purchase of public properties . . . or conducting other specified business, whenever competitive or bargaining reasons require a closed session" (Report and discussion on potential site location(s) for future business park).

Meeting convened in closed session at 2:14 PM.

Those present in closed session were: Lee McMenamin, Tom Thornton, Don Hauser, Ronald McGill, Annette Hunt, Doug Clary, Todd Pauls, Brian Kelley, Charlie Walker, Randy Scholz, Lori Zwiefelhofer, and Lisa Merrell.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tom Thornton, District 5 (Vice-Chair)
SECONDER:	Annette Hunt, District 13
AYES:	McMenamin, Thornton, Hauser, McGill, Hunt

The Committee will reconvene to open session to continue with the agenda.

Meeting reconvened to open session at 2:35 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tom Thornton, District 5 (Vice-Chair)
SECONDER:	Annette Hunt, District 13
AYES:	McMenamin, Thornton, Hauser, McGill, Hunt

2. Committee Feedback on Rezoning Some Parcels in the Lake Wissota Business Park and Possible Infrastructure Improvements - Randy Scholz

Scholz stated they have had discussions on the work group level about the parcels in the Lake Wissota Business Park off County I. Walker stated the lots along County I that are east of Lake Wissota Drive are currently zoned Office Institutional.

Scholz stated they talked about combining the six parcels between Hamilton and County I east of Lake Wissota Drive, into one 21 acre lot, and then splitting the remaining three lots along I in two to make six smaller lots that would be serviced by a private drive for the back lots, but the visibility from County I is really what some businesses are looking for. They would look at rezoning those three lots along I to commercial and the six combined lots to light industrial. Scholz asked Walker if he thought it would be ok to split the three commercial lots in half. Clary stated if you design it with an access point, you don't have to make it road width. Scholz stated if it isn't a road, the County doesn't have to take care of it either. Clary thought the City would probably require it to be a certain width to accommodate emergency vehicles. Walker stated his recommendation is to make a 20 acre industrial parcel out of the six smaller parcels, and then make the three lots commercial.

Economic Development Committee

Minutes

August 3, 2021

Regular Meeting

Chippewa County Courthouse, Rm 003

2:00 PM

Motion (Thornton/McGill) to replat Lot 6, Block 3 of the 1st Addition to Lake Wissota Business Park into two lots, with an easement to allow access to the back lot. Passed without negative vote.

Motion (Hunt/Hauser) to request a rezone of Lots 1, 2 and 3 of Block 5, and Lots 1, 2 and 3 of Block 3 of the 1st Addition to the Lake Wissota Business Park, from Professional Office and Institutional (O-2) to Light Industrial (I-2), and to combine those six lots into one lot. Passed without negative vote.

Motion (Hauser/McGill) to rezone Lot 6, Block 3 of the 1st Addition to Lake Wissota Business Park from Professional Office and Institutional (O-2) to General Commercial (C-2). Passed without negative vote.

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

8. ADJOURN

Meeting adjourned at 3:17 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Annette Hunt, District 13
SECONDER:	Ronald McGill, District 15
AYES:	McMenamin, Thornton, Hauser, McGill, Hunt

CHIPPEWA COUNTY
ECONOMIC DEVELOPMENT COMMITTEE
REGULAR MEETING

MAY 5, 2021

WEBEX CONFERENCE CALL

4:30 PM

DUE TO THE HIGH NUMBER OF COVID-19 CASES, THIS MEETING WILL BE HELD VIA CONFERENCE CALL TO ENSURE EVERYONE'S SAFETY. IF YOU ARE A MEMBER OF THE PUBLIC AND WISH TO SPEAK, PLEASE CALL THE DIAL IN NUMBER AND THE COMMITTEE CHAIR WILL ACKNOWLEDGE YOU AT THE APPROPRIATE TIME ON THE AGENDA.

IF YOU NEED TO EITHER MUTE OR UNMUTE YOURSELF DURING THE MEETING PRESS *6.

MEETING PHONE NUMBER: 1-415-655-0001

MEETING NUMBER (ACCESS CODE): 1421 69 2133

MEETING PASSWORD: 050521

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Lee McMenamin	Chippewa County	District 4 (Chair)	Present	
Tom Thornton	Chippewa County	District 5 (Vice-Chair)	Absent	
Don Hauser	Chippewa County	District 6	Remote	
Ronald McGill	Chippewa County	District 15	Present	
Annette Hunt	Chippewa County	District 13	Absent	

Others Present: Randy Scholz, Charlie Walker, Lori Zwiefelhofer, Doug Clary, Todd Pauls, and Dean Gullickson.
Present remotely: Deb Chilson and Lloyd Shepherd. Recorder: Lisa Merrell.

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

4. CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ronald McGill, District 15
SECONDER:	Lee McMenamin, District 4 (Chair)
AYES:	McMenamin, Hauser, McGill
ABSENT:	Thornton, Hunt

1. Approve the agenda
2. Approve the Minutes

Minutes Acceptance: Minutes of May 5, 2021 4:30 PM (Consent Agenda)

Economic Development Committee

Minutes
Regular Meeting

Webex Conference Call

May 5, 2021
4:30 PM

Economic Development Committee - Regular Meeting - Feb 3, 2021 4:30 PM

Economic Development Committee - Special Meeting - Apr 14, 2021 4:30 PM

3. Schedule next meeting date

May 18, 2021 at 8 AM (Special Meeting)

August 4, 2021 at 4:30 PM (Regular Meeting)

5. REPORTS

1. Natural Cemeteries in Chippewa County - Lloyd Shepherd

Lloyd Shepherd spoke regarding a national movement toward "green" burial. There has been a 30% increase in natural cemeteries since 2015. It leaves a much smaller carbon footprint than traditional burial. At this time, there are no natural cemeteries in northern Wisconsin, but the Chippewa Valley Natural Cemetery Board is willing to purchase property to create one.

2. Chippewa County Economic Development Corporation Report - Charlie Walker

Walker asked Deb Chilson to speak about the upcoming Hatch event. Chilson stated they are ready for it on May 11th at the Country Fest Grounds. Walker stated there are eight presenters pitching their ideas for \$5,000. The event will run from 5-8 pm. This event will kick off the Economic Development week celebration. The next day there will be an open house at the Chippewa Valley Innovation Center. Walker noted that he and Charity Zich had received a request to put together an outdoor job fair in the parking lot at the Airport. It will be held on May 13th from 3-5 pm, and right now there are 30 companies in Chippewa County and a few in Eau Claire participating.

3. Chippewa Valley Innovation Center Current Funding - Randy Scholz

Scholz stated the County currently contributes \$6,300 annually to the CVIC. In addition, there is a loan agreement payment of \$5,000 until 2023. What they talked about doing is, once that loan agreement payment runs out, they would take that \$5,000 and continue giving it to the CVIC towards their operations, so their contribution would increase to \$11,300 in 2024. If the CVIC wants an additional contribution from the County, they would need to send him a letter as part of the budget process making the request.

6. BUSINESS ITEMS

1. The Committee will convene in Closed Session pursuant to Wisconsin State Statutes Sec. 19.85(1)(e) "Deliberating or negotiating the purchase of public properties . . . or conducting other specified business, whenever competitive or bargaining reasons require a closed session" (Discuss and take possible action on Project Clementine regarding land located within the Lake Wissota Business Park).
Meeting convened in closed session at 4:43 PM.

Those present in closed session were: Lee McMenamin, Ron McGill, Don Hauser, Randy Scholz, Charlie Walker, Todd Pauls, Doug Clary, Lori Zwiefelhofer, Dean Gullickson, and Lisa Merrell.

Minutes Acceptance: Minutes of May 5, 2021 4:30 PM (Consent Agenda)

Economic Development Committee

Minutes
Regular Meeting

Webex Conference Call

May 5, 2021
4:30 PM

RESULT: APPROVED [UNANIMOUS]
MOVER: Ronald McGill, District 15
SECONDER: Don Hauser, District 6
AYES: McMenamin, Hauser, McGill
ABSENT: Thornton, Hunt

The committee will return to open session to continue with the agenda
Meeting reconvened to open session at 5:20 PM.

RESULT: APPROVED [UNANIMOUS]
MOVER: Ronald McGill, District 15
SECONDER: Lee McMenamin, District 4 (Chair)
AYES: McMenamin, Hauser, McGill
ABSENT: Thornton, Hunt

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

8. ADJOURN

Meeting adjourned at 5:21 PM.

RESULT: APPROVED [UNANIMOUS]
MOVER: Don Hauser, District 6
SECONDER: Ronald McGill, District 15
AYES: McMenamin, Hauser, McGill
ABSENT: Thornton, Hunt

Minutes Acceptance: Minutes of May 5, 2021 4:30 PM (Consent Agenda)

CHIPPEWA COUNTY
ECONOMIC DEVELOPMENT COMMITTEE
SPECIAL MEETING
MAY 18, 2021
WEBEX CONFERENCE CALL
8:00 AM

DUE TO THE COVID-19 PANDEMIC THIS MEETING IS BEING HELD VIA CONFERENCE CALL TO COMPLY WITH THE SOCIAL DISTANCING GUIDELINES. IF YOU ARE A MEMBER OF THE PUBLIC AND WISH TO SPEAK, PLEASE CALL THE DIAL IN NUMBER AND THE COMMITTEE CHAIR WILL ACKNOWLEDGE YOU AT THE APPROPRIATE TIME ON THE AGENDA.

IF YOU NEED TO MUTE OR UNMUTE YOURSELF DURING THE MEETING PRESS *6.

MEETING PHONE NUMBER: 1-415-655-0001

MEETING NUMBER (ACCESS CODE): 1823 77 6012

MEETING PASSWORD: 051821

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Lee McMenamin	Chippewa County	District 4 (Chair)	Present	
Tom Thornton	Chippewa County	District 5 (Vice-Chair)	Present	
Don Hauser	Chippewa County	District 6	Present	
Ronald McGill	Chippewa County	District 15	Present	
Annette Hunt	Chippewa County	District 13	Absent	

Others Present: Randy Scholz, Todd Pauls, Doug Clary, Lori Zwiefelhofer, and Dean Gullickson. Present Remotely: Charlie Walker. Recorder: Lisa Merrell.

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

4. CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tom Thornton, District 5 (Vice-Chair)
SECONDER:	Don Hauser, District 6
AYES:	McMenamin, Thornton, Hauser, McGill
ABSENT:	Hunt

1. Approve the agenda
2. Schedule next meeting date - August 4, 2021

Minutes Acceptance: Minutes of May 18, 2021 8:00 AM (Consent Agenda)

Economic Development Committee

Minutes
Special Meeting

Webex Conference Call

May 18, 2021
8:00 AM

5. REPORTS

6. BUSINESS ITEMS

1. The Committee will convene in Closed Session pursuant to Wisconsin State Statutes Sec. 19.85(1)(e) "Deliberating or negotiating the purchase of public properties . . . or conducting other specified business, whenever competitive or bargaining reasons require a closed session" (Discuss and take possible action on a Development Agreement and Purchase Agreement for Project Clementine regarding land located within the Lake Wissota Business Park).

Those present in closed session were: Tom Thornton, Don Hauser, Lee McMenamin, Ron McGill, Dean Gullickson, Randy Scholz, Lori Zwiefelhofer, Doug Clary, Todd Pauls, Charlie Walker, and Lisa Merrell.

Meeting convened in closed session at 8:04 AM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tom Thornton, District 5 (Vice-Chair)
SECONDER:	Ronald McGill, District 15
AYES:	McMenamin, Thornton, Hauser, McGill
ABSENT:	Hunt

2. The Committee will reconvene to open session to continue with the agenda.
Meeting reconvened to open session at 8:47 AM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Hauser, District 6
SECONDER:	Tom Thornton, District 5 (Vice-Chair)
AYES:	McMenamin, Thornton, Hauser, McGill
ABSENT:	Hunt

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

8. ADJOURN

Meeting adjourned at 8:49 AM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tom Thornton, District 5 (Vice-Chair)
SECONDER:	Don Hauser, District 6
AYES:	McMenamin, Thornton, Hauser, McGill
ABSENT:	Hunt

Minutes Acceptance: Minutes of May 18, 2021 8:00 AM (Consent Agenda)

CHIPPEWA COUNTY
ECONOMIC DEVELOPMENT COMMITTEE
SPECIAL MEETING
JULY 9, 2021
CHIPPEWA COUNTY COURTHOUSE, RM 302
10:00 AM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Lee McMenamin	Chippewa County	District 4 (Chair)	Present	
Tom Thornton	Chippewa County	District 5 (Vice-Chair)	Present	
Don Hauser	Chippewa County	District 6	Absent	
Ronald McGill	Chippewa County	District 15	Present	
Annette Hunt	Chippewa County	District 13	Present	

Others Present: Doug Clary, Randy Scholz, Todd Pauls, Jackie Boos, Dean Gullickson, Charlie Walker (by phone), representatives from Project Clementine. Recorder: Lisa Merrell.

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

4. CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Annette Hunt, District 13
SECONDER:	Ronald McGill, District 15
AYES:	McMenamin, Thornton, McGill, Hunt
ABSENT:	Hauser

1. Approve the agenda
2. Schedule next meeting date - August 4, 2021 at 4:30 PM

5. REPORTS

6. BUSINESS ITEMS

1. The Committee will convene in Closed Session pursuant to Wisconsin State Statutes Sec. 19.85(1)(e) "Deliberating or negotiating the purchase of public properties . . . or conducting other specified business, whenever competitive or bargaining reasons require a closed session" (Discuss and take possible action on a Development Agreement and Purchase Agreement for Project Clementine regarding land located within the Lake Wissota Business Park).
Those present in Closed Session: Annette Hunt, Lee McMenamin, Ron McGill, Tom Thornton, Dean Gullickson, Randy Scholz, Doug Clary, Todd Pauls, Lisa Merrell, and Charlie Walker (by phone).

Meeting convened in closed session at 10:05 AM.

Minutes Acceptance: Minutes of Jul 9, 2021 10:00 AM (Consent Agenda)

Economic Development Committee

Minutes
Special Meeting

Chippewa County Courthouse, Rm 302

July 9, 2021
10:00 AM

RESULT: APPROVED [UNANIMOUS]
MOVER: Tom Thornton, District 5 (Vice-Chair)
SECONDER: Annette Hunt, District 13
AYES: McMenamin, Thornton, McGill, Hunt
ABSENT: Hauser

The Committee will reconvene to open session to continue with the agenda.
Meeting reconvened to open session at 10:45 AM.

RESULT: APPROVED [UNANIMOUS]
MOVER: Ronald McGill, District 15
SECONDER: Annette Hunt, District 13
AYES: McMenamin, Thornton, McGill, Hunt
ABSENT: Hauser

2. 2022 Economic Development Budget Review

a. 2022 Economic Development Budget Review - Randy Scholz

Scholz stated that the contracted services include the payment to the CCEDC and the Chippewa Valley Innovation Center (CVIC) and their Revolving Loan Fund. The Revolving Loan Fund payments will end in 2023, and after that, they would look at keeping the \$5,000 for the CVIC operations.

Thornton stated he would like to see the CVIC contribution go to \$10,000.

RESULT: FORWARD BUDGET TO THE COUNTY ADMINISTRATOR [UNANIMOUS]
MOVER: Tom Thornton, District 5 (Vice-Chair)
SECONDER: Annette Hunt, District 13
AYES: McMenamin, Thornton, McGill, Hunt
ABSENT: Hauser

b. 2022 Airport Budget Review - Randy Scholz

Scholz stated that this is part of the Capital Improvement Project list every year, it increases every year per the five year contract with the Airport. Scholz stated that 2023 is the last year of the current agreement, and then they will need to re-negotiate a new one. These dollars can only be used for debt service or capital improvements at the airport.

RESULT: FORWARD BUDGET TO THE COUNTY ADMINISTRATOR [UNANIMOUS]
MOVER: Annette Hunt, District 13
SECONDER: Tom Thornton, District 5 (Vice-Chair)
AYES: McMenamin, Thornton, McGill, Hunt
ABSENT: Hauser

d. 2022 Tourism Council Budget Review - Randy Scholz

Minutes Acceptance: Minutes of Jul 9, 2021 10:00 AM (Consent Agenda)

Economic Development Committee

Minutes
Special Meeting

Chippewa County Courthouse, Rm 302

July 9, 2021
10:00 AM

Scholz stated this is the annual agreement with the Tourism Council, for \$32,270. Boos stated they appreciate the continued support; tourism is kind of a lifeline to a lot of businesses in the area. If there is ever consideration for increasing this contribution, they would love the opportunity for that conversation. Boos noted that their new GoChippewaCounty.com website launched yesterday.

RESULT:	FORWARD BUDGET TO THE COUNTY ADMINISTRATOR [UNANIMOUS]
MOVER:	Tom Thornton, District 5 (Vice-Chair)
SECONDER:	Ronald McGill, District 15
AYES:	McMenamin, Thornton, McGill, Hunt
ABSENT:	Hauser

e. 2022 Land Development Budget Review - Randy Scholz

Scholz stated the Land Development Fund is for the Lake Wissota Business Park. It is difficult to predict what their expenditures will be, because they don't know what their revenues are going to be, but they balance the projected revenues and expenses for a zero budget.

RESULT:	FORWARD BUDGET TO THE COUNTY ADMINISTRATOR [UNANIMOUS]
MOVER:	Annette Hunt, District 13
SECONDER:	Ronald McGill, District 15
AYES:	McMenamin, Thornton, McGill, Hunt
ABSENT:	Hauser

f. 2022 Economic Development Revolving Loan Fund Budget Review - Randy Scholz

Scholz stated there are several loans involved in this budget, including some COVID loans.

RESULT:	FORWARD BUDGET TO THE COUNTY ADMINISTRATOR [UNANIMOUS]
MOVER:	Tom Thornton, District 5 (Vice-Chair)
SECONDER:	Annette Hunt, District 13
AYES:	McMenamin, Thornton, McGill, Hunt
ABSENT:	Hauser

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

8. ADJOURN

Meeting adjourned at 11:05 AM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Annette Hunt, District 13
SECONDER:	Ronald McGill, District 15
AYES:	McMenamin, Thornton, McGill, Hunt
ABSENT:	Hauser

Minutes Acceptance: Minutes of Jul 9, 2021 10:00 AM (Consent Agenda)