

CHIPPEWA COUNTY
ECONOMIC DEVELOPMENT COMMITTEE
REGULAR MEETING
NOVEMBER 3, 2021
CHIPPEWA COUNTY COURTHOUSE, RM 302
4:30 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	Absent	

Others Present: Randy Scholz, Lori Zwiefelhofer, Charlie Walker, Doug Clary, and Rebecca Reinhardt (by phone). 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. Approve the Minutes

Economic Development Committee - Regular Meeting - Aug 3, 2021 2:00 PM

Closed Session Minutes of July 9, 2021

3. Schedule Next Meeting Date - February 2, 2022

5. REPORTS

1. Update on Rezone Petitions for Lake Wissota Business Park and County Farm Parcels - Doug Clary
Clary stated he submitted the rezone applications for the parcels in the Lake Wissota Business Park, and they will be on the Plan Commission agenda for Chippewa Falls next Monday, and then on to the City Council in November or December. There were no issues that could be seen right now, except for the one large parcel they are creating, there is some concern from Brad at the City with the design of the building,

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being along County I. They might be open to having design standards so the front appears as multiple businesses or a nice facade.

6. BUSINESS ITEMS

1. Revolving Loan Fund Application for Project Can - Rebecca Reinhardt/Charlie Walker/Lori Zwiefelhofer
Walker stated the Revolving Loan Fund pool of funds they are looking at utilizing is the County's money. When the County helped seed the Regional Business Fund they held this money back as its own revolving loan fund. They market to projects that are very safe, with less risk on the county's funds. They had an application from Project Can, and the committee that reviews that application is the same as the committee that reviews the Regional Business Fund loans. Rebecca Reinhardt will talk about the application.

Reinhardt stated she chairs the revolving loan fund committee and they met on September 23rd to discuss a loan of \$125,000 for the expansion of a canning line for Project Can. It will definitely be more automated for them, which is crucial because of current labor shortages. Security Bank is leading the credit. They are asking for this committee to approve a 10-year loan for \$125,000 at 4.95% interest. They would review this credit again in three years. Equipment would be their first security, then the building, and they also have a personal guarantee. The revolving loan fund committee recommended bringing this application forward to ask for approval from the County.

Walker explained that if they grant the loan, this committee would utilize Tobi LeMahieu from Regional Planning to handle the loan for them.

Zwiefelhofer noted that the applicant talked about the fact that even during 2020 when they were closed for several months, they had a 30% increase in sales. Their distributor feels that the addition of the canning line will increase their sales as well. Zwiefelhofer noted that one of their loans will be paid off this week, and they would then have 653,000 in the account. When it was started, there was \$500,000 in the account.

Motion (Hauser/Thornton) to approve a 10-year loan for \$125,000 at 4.95% interest. Passed without negative vote.

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

2. Resolution to Authorize Chippewa County to Host Farm Technology Days in 2024 - Randy Scholz
Scholz was contacted about possible interest in having Chippewa County host Farm Tech Days. The last time the county hosted was in 2004. Scholz stated he was told it would bring 20-30,000 attendees. In 2021, it was in Eau Claire County, for 2022 it will be in Clark, and 2023 in Sauk. They would be looking at hosting in 2024. They are asking for it to be held in August instead of July due to the Fests that happen in Chippewa County, because law enforcement will be involved. The event needs 120 acres, 60 for tents and 60 for parking, and 1,500 volunteers will be needed. It is an opportunity to showcase our community. They are asking for \$20,000 in seed money, and his recommendation is to do that through the Land Development Fund. They would receive it back at the end of the event. Any expenditures the County

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incurs for the Sheriff's Department and Highway Department they would be reimbursed for. There are usually remaining funds, and his recommendation would be to put whatever leftover funds there are into the Land Development Fund to build for the next Business Park. The CCEDC would be responsible and help the Farm Tech Executive Director do the committee that would run the Farm Tech Days event. The committee wouldn't be appointed by the County. The committee would run everything, but they do need clerical support, and Walker offered to handle that part of it.

Motion (McGill/Thornton) to forward the resolution to the County Board for approval. Passed without negative vote.

RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 12/14/2021 6:00 PM
MOVER:	Ronald McGill, District 15	
SECONDER:	Tom Thornton, District 5 (Vice-Chair)	
AYES:	McMenamin, Thornton, Hauser, McGill	
ABSENT:	Hunt	

3. Resolution to Designate County Owned Land for Economic Development Purposes and to Authorize the Economic Development Committee to Market and Sell the Properties - Randy Scholz

Scholz stated there are some properties the County owns that were lost in terms of who is responsible for them, who can sell them, etc. The Lake Wissota Business Park has been under this committee, but these outlying properties need a home.

Clary presented a map, and noted that when the Economic Development Committee was given authority to sell land, it was for the Lake Wissota Business Park, which is shown in yellow. They have never really received authorization to sell the parcels that are shown on the map in green. Clary gave a brief explanation of the seven parcels, labeled A through G. Any proceeds from the sale of any of these properties would go to the Land Development Fund.

Motion (Thornton/Hauser) to forward the resolution to the County Board for approval. Passed without negative vote.

RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 12/14/2021 6:00 PM
MOVER:	Tom Thornton, District 5 (Vice-Chair)	
SECONDER:	Don Hauser, District 6	
AYES:	McMenamin, Thornton, Hauser, McGill	
ABSENT:	Hunt	

4. 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 Silver Dollar regarding land located within the Lake Wissota Business Park).

The meeting convened in closed session at 5:05 PM.

Present in the closed session: Supervisors McMenamin, Hauser, Thornton and McGill, Randy Scholz, Lori Zwiefelhofer, Doug Clary, Charlie Walker and Lisa Merrell.

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

The Committee will reconvene to open session to continue with the agenda.
Meeting reconvened to open session a 5:20 PM.

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

5. 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 Environment).

Meeting convened in closed session at 5:21 PM.

Present in closed session: Supervisors McMenamin, Hauser, Thornton, and McGill, Randy Scholz, Doug Clary, Lori Zwiefelhofer, Charlie Walker, and Lisa Merrell.

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

The Committee will reconvene to open session to continue with the agenda.
Meeting reconvened to open session at 5:41 PM.

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

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

8. ADJOURN

Meeting adjourned at 5:41 PM.

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

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

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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.

Minutes Acceptance: Minutes of Aug 3, 2021 2:00 PM (Consent Agenda)

Economic Development Committee

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Regular Meeting

Chippewa County Courthouse, Rm 003

August 3, 2021
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

Minutes Acceptance: Minutes of Aug 3, 2021 2:00 PM (Consent Agenda)

CLOSED SESSION MINUTES OF JULY 9, 2021 ECONOMIC DEVELOPMENT COMMITTEE

Clary passed out the development agreement and purchase agreement, which included building plans as well.

Pauls stated this is a sale of approximately 44.10 acres for a four phase construction project spanning eight total years. The total investment would be \$67.9 million, and the County would sell the land for \$1. The City would reimburse the County for the value of the land in the amount of \$1.2 million, which amounts to approximately \$28,000 per acre. The County's contribution would be \$308,700, based on the land value being \$35,000 per acre. The City will provide from the TIF four separate cash incentives, in the total amount of \$5,350,000, contingent on completion of each of the four project phases and job requirements. Mason would agree to retain 392 full time jobs as of October 1, 2022, and by October 1, 2031, to have added 171 new full time jobs. Phase 1 construction would start on September 15, 2021, and be completed by April 30, 2023. McGill asked what would happen if they don't meet the employment goals. Pauls stated there is a clawback for job creation, they have to meet the job creation numbers, otherwise the City can reduce or suspend their TIF payments.

Pauls stated the purchase agreement is for 44.10 acres for \$1. The closing is scheduled for August 15, 2021, which is pretty fast. Because of the phased nature of the project, there were some deviations needed. Generally there are 12 months to begin construction and another 12 months to complete construction. For this project they want to start faster than that, so that is a deviation of the deed restriction. The building plan is attached to the purchase agreement as Exhibit B.

Clary stated besides the deviations that deal with the start and completion date, because of the phases, there were some that they had to address. They requested a phased in approach shown as Phase 1, 2, 3 and 4 and what portion of the land they will be working with. Some of the deviations for Phase 1 are really just the signage you would be seeing on the building. They allowed them to put some bigger signs on the building, 400 square foot facade signs on each face, when all of the phases are done. Phase 2 is adding on to the warehouse, and adding some asphalt on the north side and some additional trailer parking. The building will be two feet off the boundary of where the stormwater pond is. Under the covenants, they require a 25 foot setback from property lines, but that is meant to separate buildings, and this is a pond. The north 30 feet will have an easement for Mason to connect two parking areas. Along with Phase 2, they will do some grading to start shaping the area for Phase 4. Phase 3 is on the east side, they will add some additional parking and the corporate office. They don't have plans for the office building because they are trying to determine their needs. Phase 4 is the last addition to the warehouse and finishing up the retention pond and with some more asphalt and parking. On the corporate office, they requested a facade sign of 200 square feet on each side.

Clary noted that Mason has to bring the building plans for the office building to this committee 60 days before they start construction as part of the agreement.

Pauls stated some of the clawbacks are the county will initiate their option to repurchase if it is sitting vacant or they don't meet the deadlines. If they did take back the land, the purchaser (Mason) would need to take care of all the taxes on the property for the year, as well as closing costs, survey costs, etc.

Phase 2 construction schedule will be January 1, 2024 for the construction start, and completion by December 31, 2024.

Clary stated that the deed restrictions say they can't go above 70% impervious surface, but this project is over 90%. They do have stormwater management though, and will have to work with the City on that.

Scholz stated the City approved the agreements last night, pending County approval.

Clary noted on the TIF schedule, in the past the County was the last in line, but they were able to talk to Brad Hentschel at the City and they got moved ahead of the company in regard to getting paid. They will be paid out for Phase 1 by 2026. Phase 2 would be paid out by 2027, Phase 3 by 2028 and Phase 4 by 2029.

Motion (McGill/Thornton) to approve the Purchase Agreement between Chippewa County and Mason Companies, Inc., including the deviations from the Lake Wissota Business Park deed restrictions and the building plans as presented in the Purchase Agreement, and to approve the Development Agreement between Chippewa County, Mason Companies, Inc. and the City of Chippewa Falls and further to grant authority to Corporation Counsel to prepare, and the County Administrator and the County Clerk to sign, all documents necessary to complete the transaction. Passed without negative vote.



TO: Chippewa County

FROM: Rebecca Reinhardt-Chair Chippewa RLF

Subject: Bloomer Brewery RLF

On September 23, 2021, the Chippewa County Revolving loan committee met with the Bloomer Brewery and Ryan and Michelle Stolt to tour their business and review a loan request of \$125,000 for the expansion of a canning line to lower production cost and increase their distribution ability. Currently they only using kegs and bottles but to be competitive, they must add this line to their operation. This request with assist them as they move to a more automated function which is crucial because of the current labor shortages as well.

Security Bank is leading this credit and has asked to use the Chippewa County Revolving loan fund for this request. The revolving loan committee has reviewed the request and recommend approval with the understanding we revisit the credit in 3 years. The terms recommended by the committee is to structure a 10-year loan of \$125,000 at a rate of 4.95%. To utilize the equipment first for security as well as a second on the building, along with a personal guarantee. The committee approved this based on the following reasons:

- This industry promotes the tourism industry and economy growth in Chippewa County
- This business supports our BEAR (Business Expansion and Retention) initiative by assisting and supporting business expansion within Chippewa County by assisting them with modernizing equipment and technology.
- The Debt Service Coverage is acceptable at 1.16X in 2020 with a combined Debt Service Coverage of 1.32X
- Collateral is adequate and the owners are personally guarantying this loan
- This industry is strong and growing at a 10% per year nationwide
- Owners have the knowledge and the character to operate this business efficiently while promoting Chippewa County.

BORROWER: Bloomer Brewery LLC / Ryan & Michelle Stolt

Address: 1310 North Industrial Drive, Bloomer, WI 54724 Ph. #: 502-548-8614

Type: LLC **Type of Business:** Brewery

Risk Rating 2.75

Business Opened: 2014

GUARANTORS

RYAN STOLT & MICHELLE STOLT

8010 Duncan Ct., Bloomer, WI 54724

Ryan: 502-640-7509

Michelle: 502-548-8614

Chippewa County Economic Development Corporation

770 Technology Way, Chippewa Falls, WI 54729 | 715-723-7150 | www.chippewa-wi.com

Attachment: FinalProjectCanMemo (6672 : Project Can)



LOAN REQUEST(S)

Purpose: Purchase New Canning Line Equipment.

Loan Amount \$ 125,000.00 Fees:?

Interest Rate 4.95%

Amortization Years 10 Term in Years 10

Payments Per Year 12

Payment Per Period \$1,322.77

1st Year Total Payments \$15,873.19

No. of Payments 120

Fixed/ARMNRM: Fixed

Adj Freq: Daily, Mthly, etc. NA

Prepayment Penalty: None

Collateral: PMI on New Canning Line

PROPOSAL SUMMARY

Ryan and Michelle currently only package their beer by bottles or kegs. To improve automation and efficiency, they are wanting to install a canning line to lower production costs and increase their distribution sales ability as well as reducing manual labor as they are having difficulty finding employees in this tight labor market. Also, these cans are cheaper to ship and take up less shelf space so retailers are more willing to sell their products. Also, many sales outlets and events, such as outdoor concerts, will not allow bottles at their venues. The new equipment will cost **\$165,000** to purchase and install. They are putting **\$40,000** down and are requesting a loan of **\$125,000**.

CHARACTER/ MANAGEMENT ABILITY:

Ryan and Michelle appear to be bright, hardworking, and knowledgeable of the brewing business. Good credit scores. Ryan is involved in the brewing operations of the business and Michelle handles the marketing of the products as well as the bottling.

CAPACITY:

Good. The brewery is at 1.10x and a combined debt service coverage is at 1.32x.

CAPITAL:

Good. Total Assets of \$432,301; Total Liabilities of \$246,547; Net Worth of \$185,754.

CONDITIONS: Good. The brewery was able to get by during the pandemic, although it was tight at times. Business is improving with the pandemic subsiding. Sales are projected to improve with the new canning line being installed as cans are easier than glass bottles for the distributor to handle and sell.

Chippewa County Economic Development Corporation

770 Technology Way, Chippewa Falls, WI 54729 | 715-723-7150 | www.chippewa-wi.com

COLLATERAL:

Good. Loan-to-Value is at 69% for the brewery. \$1,000,000 life insurance is pledged.

STRENGTHS/WEAKNESSES

There's been strong growth of the craft beer industry at 10% per year compared to a 24% decline in domestic large-scale beer sales. Ryan brews good beer and his father is always willing to help when necessary. Michelle markets their products and together they form a strong team. Weakness is that the pandemic kept them from meeting their projections in 2020. In 2021, they were able to rebound and have also vended at local outdoor events, such as RibFest in Chetek and AquaFest in Rice Lake, which have helped expose other local areas to their products and further promote their facility.

TOTAL PROPOSED BORROWING For All Projects Current \$1,009,971

Total

COLLATERAL EVALUATION

Brewery	(a) Loan Amount	(b) Market Value	(a) / (b) Market LTV	(c) %Allowed		
Canning Line	0	0	#DIV/0!	75%		
Old Equipment	0	250,000	0%	75%		
New Equipment	300,000	300,000	100%	75%	225,000	All Equipment except canning line
RE - Commercial	689,000	950,000	73%	75%	712,500	Appraisal to be ordered
RE - Residential	0	400,000	0%	80%	320,000	Ryan & Michelle's Home
RE - Residential	Less 1st Mort. 1,698,376		-201,624 1,243,376	100%	-201,624	FHLB 1st Mortgage 989,000
		Total LTV 58%	Total Allowed LTV 80%			

Proposed Debt of Customer Including Debt to Others \$1,241,495

Attachment: FinalProjectCanMemo (6672 : Project Can)



Financial Factors:

	1	2	3	4	5	6	7	Item Grade	Weight Value	Weighted Grade
Cash Flow /Gross Debt Service	Covers all obligations 2.5X or better in all years, consistently profitable	Covers all at 2.0X to 2.5X in all years or average of 3 years	Covers all at 1.25X to 2.00X in all years or average of 3 years	Covers at less than 1.25X, loss years present. Negative trends	Does not cover debt in most years or 3 year average. Negative trends	Does not cover debt in any of the previous 3 years. Negative trends.	Consistent negative cashflow for 3 years or more	3	40%	1.20
Loan Payment History - credit bureau and SB (If none, score 4)	Pays as agreed, multiple year history	Limited delinq. < 30 days (Less than 5 total) Multiple year history	Occasional delinq < 30 days, but Short history (short means < 1 year)	Occasional delinq < 60 days, none over 90 and/or overdrafts > 5/yr	Frequent delinquencies or overdrafts > 5 but < 10	Delinquencies over 5/yr and/or overdrafts > 10	Delinq > 90 days and/or overdrafts > 20	1	10%	0.10
Business/Personal Financial Statements & Income Tax Returns	Business: Audited, reviewed or compiled. Three years tax returns available. / Personal: Current personal financial. Strong net worth. Personal tax returns for three years.	Business: Compiled and Tax returns. Two years available. / Personal: Current Personal financials. Strong net worth. Personal tax returns for two years.	Business: Compiled or Tax returns. One year or projections provided for new business. / Personal: Current personal financials. Marginal to Positive Net Worth. Personal tax returns for one year.	Lack of current year information. Plier information provided shows positive trends.	Missing last 2 years tax returns & Business Financial Statements	Missing last 3 years tax returns & Business Financial Statements	General negative financial information	2	5%	0.10
Personal Credit Score of Plinicipal Borrower, Owner - Avg of all	800 and above	799-750	749-700	699-675	674-650	649-625	624 or less	3	10%	0.30
Collateral	LTV greater than 10% below policy	LTV below policy value but less than 9.99%	LTV based on policy limits	LTV within 0 to 9.99% above policy	LTV within 10% to 19.9% above policy	LTV in excess of 20% of policy	Collateral liquidation underway collateral value serious concern	3	25%	0.75
Management/ Years in Business (If not local business, lower score by 1 grade local = < 60 mile radius of Originating Office.)	Well known to Bank with strong historic performance Over 15 years in business Financials indicate good historic performance.	Management is capable. Business history of 10 - 15 years established Financials indicate good historic performance.	Management capable. Business history established. 5-9 years in business. Financials indicate good historic performance	1-4 years in business or Unknown to Bank, financials indicate marginal to good performance or future good to marginal performance.	Bank has concerns about abilities, financials indicate marginal historic performance, or unable to provide past citing of ability in this specific business	Bank has concerns about abilities. Or the customer No business history in this type of business.	Does not appear to have enough knowledge to successfully manage business	3	5%	0.15
Strength of Business & Economic Conditions	Borrower has no competitive pressures in their market. Diverse product offering. Strong Growth potential.	Borrower faces little to no significant competition. Product is diverse. Industry is stable.	Moderate competition. Product line is diverse to concentrated. Moderate to Average growth potential.	Strong competition. Product line is concentrated. Seasonal type business or earning periods.	limited growth potential Very Competitive business	Declining market. Growth prospects minimal.	Significant negative trends	3	5%	0.15
Total										2.75

Attachment: FinalProjectCanMemo (6672 : Project Can)

**STATEMENT OF EXPLANATION**

Resolution No. 52 - 21

**RES. 52-21: RESOLUTION TO AUTHORIZE CHIPPEWA COUNTY TO HOST
FARM TECHNOLOGY DAYS IN 2024**

1 Passage of this resolution will authorize Chippewa County to host the 2024 Farm
2 Technology Days. This event was originally called “Farm Progress Days” and was hosted by
3 Chippewa County in 2004. Passage of this resolution will authorize Chippewa County to provide
4 \$20,000 of startup funding to get the event going. Those funds will be reimbursed to Chippewa
5 County after the event concludes. In addition, the Sheriff’s Department, Highway Department,
6 and other County Departments may be required to incur expenses as part of hosting the event.
7 Those expenses too will be reimbursed by Wisconsin Farm Technology Days, Inc.

8 Wisconsin Farm Technology Days, Inc., will facilitate the creation of the event in
9 conjunction with the Farm Technology Committee. The Chippewa County Economic
10 Development Corporation has agreed to work with Wisconsin Farm Technology Days, Inc., to
11 create the Farm Technology Committee, which will be comprised of 14-16 interested citizen
12 volunteers. In addition, the Chippewa County Economic Development Corporation has agreed
13 to provide any administrative assistance that is required by that Committee or any of its
14 subcommittees.

15 The Chippewa County Economic Development Committee believes that hosting
16 Wisconsin Farm Technology Days is an excellent way to showcase and promote Chippewa
17 County and its agriculture, while providing a major economic benefit to the Chippewa County
18 economy.

Resolution No. 52 - 21

RES. 52-21: RESOLUTION TO AUTHORIZE CHIPPEWA COUNTY TO HOST FARM TECHNOLOGY DAYS IN 2024

WHEREAS, Wisconsin Farm Technology Days, formerly called Wisconsin Farm Progress Days, is a jointly supported and planned effort by Wisconsin Farm Technology Days, Inc., and a host county; and

WHEREAS, one of the selection criteria used to select a host county is the support of that county's Board of Supervisors; and

WHEREAS, this event was hosted in Chippewa County in 2004, was hosted by Eau Claire County in 2021, and will be hosted by Clark County in 2022 and Sauk County in 2023; and

WHEREAS, Wisconsin Farm Technology Days is annually the largest agricultural show that showcases the latest improvements and innovations in production agriculture; and

WHEREAS, the Chippewa County Economic Development Committee believes that Wisconsin Farm Technology Days is an excellent way to showcase the County, develop volunteerism and leadership roles, and promote Chippewa County agriculture through local community support; and

WHEREAS, hosting Wisconsin Farm Technology Days would provide a major economic benefit to the Chippewa County economy; and

WHEREAS, in order to serve as the host county, Farm Technology Days, Inc., requires a commitment of twenty thousand dollars (\$20,000) in startup funding from the host county to be available by January 1, 2022 to be used to support ongoing activities and functions and that funding will be reimbursed to Chippewa County if the event meets its revenue targets; and

WHEREAS, a committee, to be known as the *Farm Technology Days Committee*, will need to be created with the sole purpose being to plan, organize and help conduct the Farm Technology Days event; and

WHEREAS, the Farm Technology Days Committee would be made up of interested Chippewa County citizens (14-16 volunteer members) to be determined with the assistance of the Chippewa County Economic Development Corporation (CCEDC); and

WHEREAS, the CCEDC will provide clerical assistance to the Farm Technology Days Committee and any subcommittees as needed; and

WHEREAS, the Sheriff's Department and Highway Department will need to coordinate

with the Farm Technology Days Committee to provide traffic control and any infrastructure needs; and

WHEREAS, any expenditures for Farm Technology Days incurred by the Sheriff's Office, Highway Department, and any other Department of Chippewa County, are to be reimbursed by Wisconsin Farm Technology Days, Inc.; and

WHEREAS, there may be additional funds available to Chippewa County from Farm Technology Days after all expenses of the event are paid in full; and

WHEREAS, Farm Progress Days is usually held in July, but in Chippewa County there are several other annual events in July that require County services and therefore Farm Progress Days would be held in August 2024, if Chippewa County is the host county;

NOW, THEREFORE BE IT RESOLVED, that the Chippewa County Board of Supervisors hereby supports and authorizes Chippewa County's participation in hosting Farm Technology Days in August 2024; and

BE IT FURTHER RESOLVED, that the County Administrator is authorized to use \$20,000 from the Chippewa County Land Development Fund to support and advance ongoing activities and functions involved with the event; and

BE IT FURTHER RESOLVED, that any expenditure incurred by Chippewa County shall be reimbursed by Farm Technology Days, Inc.; and

BE IT FURTHER RESOLVED, that the \$20,000 in start-up funds shall be reimbursed to Chippewa County by Farm Technology Days, Inc.; and

BE IT FURTHER RESOLVED, that any funds remaining from Farm Technology Days after all expenses have been covered and that are provided to Chippewa County shall be placed in the Chippewa County Land Development Fund; and

BE IT FURTHER RESOLVED, that the Chippewa County Economic Development Corporation shall have the authority to appoint the Farm Technology Days Committee; and

BE IT FURTHER RESOLVED, that the Chippewa County Administrator is hereby authorized to enter into any contract for services as may be necessary to support Farm Technology Days in 2024.

Forwarded to the County Board by the Economic Development Committee.

FINANCIAL IMPACT:

The County will be required to provide an initial \$20,000 in startup expenses for the event. Other Departments, such as the Highway Department and the Sheriff's Department will incur

expenses, but those expenses and the \$20,000 of startup expenses are to be reimbursed by Farm Technology Days, Inc., after the event concludes.

11/3/2021 Economic Development Committee
RESULT: FORWARD TO COUNTY BOARD [UNANIMOUS] Next: 12/14/2021 6:00 PM
MOVER: Ronald McGill, District 15
SECONDER: Tom Thornton, District 5 (Vice-Chair)
AYES: Lee McMenamin, Tom Thornton, Don Hauser, Ronald McGill
ABSENT: Annette Hunt

Approved as to Form:

Todd A. Pauls

Todd A. Pauls, Corporation Counsel

10/26/2021

Lori Zwiefelhofer

Lori Zwiefelhofer, Finance Director

10/26/2021

Randy B. Scholz

Randy B. Scholz, County Administrator

10/27/2021

Department of Administration

Randy B. Scholz, County Administrator

October 12, 2021

TO: Executive Committee

FR: Randy Scholz

RE: 2024 Farm Technology Days

We have been contacted by a representative from WI Farm Technology Days inquiring whether Chippewa County would like to host the 2024 Farm Technology Days. If this is something the County wants to pursue then we would need to bring a resolution to the County Board by December. The resolution will indicate our support for hosting the event along with allocating \$20,000 of seed money. The County will get the money back after the event is completed.

I included a few bullet points from my conversation with the WI Farm Technology Days rep.

- Farm Tech Days started in 1954 and it travels around the state.
- It is not part of UW Extension. It is a non-profit.
- Farm Tech Days was last held in Chippewa County in 2004. In 2021 it was held in Eau Claire County. In 2022 it will be in Clark County. In 2023 it will be held in in Sauk County.
- They are looking for someone to host the event in 2024.
- It is a 3-day show (Tues, Wed, Thurs) and usually held in July.
 - If it is held in Chippewa County we would need to hold it in August to avoid the music festivals.
- There are approximately 20,000 – 30,000 in attendance.
- They need approximately 120 acres for the event (60 for tent city and 60 for parking). There are about 600 exhibit stalls.
- The work is done by volunteers (approximately 1,500 people). They usually tap into organizations like FFA, FHA, etc. They use the food profits to pay for the volunteers. It is not run through payroll.
- There is no need for County IT services. Farm Tech Days will contract with someone for wireless services.
- This is an opportunity to showcase our community and the surrounding area.
- The County is responsible for EMS coverage.
- The County and State patrol usually handle traffic control.
 - If it is held in Chippewa County, we would require WI Farm Tech Days to reimburse the County for any staff expenses. WI Farm Tech Days will need to work that into their event budget.

COUNTY RESPONSIBILITIES:

- The County will need to approve a resolution agreeing to host the event.
- The County will need to provide \$20,000 seed money. The County will get the seed money back after the event and usually receive additional left-over funds as well.
- If the resolution is approved, then the County will need to create a Farm Tech Days Committee.
 - This is approximately 16 volunteer members and is usually made up of the chairs from the sub-committees. The Farm Tech Days Committee will elect a chair and then find a farm to host the event. This is usually done in the fall prior to the event (fall 2023).
 - The CCEDC is willing to coordinate creation of the Farm Tech Days Committee.
- County and State will usually hire a part-time coordinator to assist the Farm Tech Days Committee with administrative tasks (take minutes, etc.) The cost is split with WI Farm Technology Days.
 - The CCEDC is willing to provide this service.



STATEMENT OF EXPLANATION

Resolution No. 51 - 21

RES. 51 - 21: RESOLUTION TO DESIGNATE COUNTY OWNED LAND FOR ECONOMIC DEVELOPMENT PURPOSES AND TO AUTHORIZE THE ECONOMIC DEVELOPMENT COMMITTEE TO MARKET AND SELL THE PROPERTIES

1 The Chippewa County Board of Supervisors has authorized the Economic Development
2 Committee to provide the oversight of marketing and sales of land within the Lake Wissota Business
3 Park. Over the past several years, individuals have expressed interest in purchasing parcels of land
4 adjacent to, and outside of, the plat boundaries of the Lake Wissota Business Park for economic
5 development purposes.

6 If approved, this resolution will grant the Economic Development Committee the authority to
7 market and approve the sale of five (5) additional parcels. In addition, the Economic Development
8 Committee would be given the authority to approve the utilization of small portions of Parcel Numbers
9 22908-3341-00020001 and 22908-3344-00020000, which would enhance the potential development of
10 Parcel Number 22908-3341-73505001. Any funds associated with the sale of these parcels would be
11 deposited in the Land Development Fund for the future development of lands for economic
12 development.

13

Resolution No. 51 - 21

**RES. 51 - 21: RESOLUTION TO DESIGNATE COUNTY OWNED LAND FOR ECONOMIC
DEVELOPMENT PURPOSES AND TO AUTHORIZE THE ECONOMIC DEVELOPMENT COMMITTEE
TO MARKET AND SELL THE PROPERTIES**

WHEREAS, on July 7, 1998, the County Board passed Resolution 33-98 (Attachment 1) which established the County Land (COLD) Committee and required the Committee “to develop a plan for infrastructure, marketing and future sales” of land previously referred to as the County Farm property; and

WHEREAS, on May 4, 1999, the County Land (COLD) Committee adopted and approved the Lake Wissota Business Park Development Plan and submitted said Plan to the County Board for review at their May, 1999 meeting; and

WHEREAS, on June 8, 1999, the County Board passed Resolution 32-99 (Attachment 2) which approved the Policies and Procedures for the Sale of Land Within the Lake Wissota Business Park; and

WHEREAS, on January 8, 2008, the County Board passed Resolution 03-08 (Attachment 3) which amended the Policies and Procedures for the Sale of Land Within the Lake Wissota Business Park to transfer oversight of marketing and sales of land within the Lake Wissota Business Park from the County Land Development (COLD) Committee to the Economic and Industrial Development Committee; and

WHEREAS, on March 11, 2008, the County Board approved Ordinance 02-08, which made changes to various county board committee structures, including the renaming of the Economic and Industrial Committee to the Economic Development Committee; and

WHEREAS, the Economic Development Committee develops the policies to promote economic development in Chippewa County, including the marketing and sale of land within the Lake Wissota Business Park; and

WHEREAS, the November 8, 2011, the County Board approved a policy that designated the County Administrator and Chippewa County Economic Development Corporation Executive Director as the point contact persons for economic development opportunities in Chippewa County; and

WHEREAS, interested parties have contacted the Chippewa County Administrator and Chippewa County Economic Development Corporation Director with inquiries about purchasing county owned land located outside of the Lake Wissota Business Park for economic development purposes; and

WHEREAS, the inquiries have been forwarded to the Economic Development Committee for review and possible action; and

WHEREAS, the Economic Development Committee believes that it would be in the best interest of Chippewa County to sell the parcels identified on Attachment 4 as Parcels A, D, E, and F and a parcel identified on Attachment 5 as Parcel G for economic development purposes; and

WHEREAS, the Economic Development Committee has received inquiries regarding the development of parcel A that includes small portions of the parcels identified on Attachment 4 as Parcels B and C that would enhance the future sale and development of Parcel A;

NOW, THEREFORE BE IT RESOLVED, that the County Board does hereby authorize the Economic Development Committee to sell parcels identified as Parcels A, D, E and F on Attachment 4 and as Parcel G on Attachment 5 for economic development purposes; and

BE IT FURTHER RESOLVED, that the Economic Development Committee may utilize and sell portions of Parcels B and C on Attachment 4 to enhance the development of Parcel A on Attachment 4; and

BE IT FURTHER RESOLVED, that the Economic Development Committee may consider and approve deed restrictions on Parcels A through G to insure the proper use and development of Parcels A through G for the mutual benefit and protection of all present and future owners; and

BE IT FURTHER RESOLVED, that the proceeds of the sale of Parcels A through G shall be deposited in the Land Development Fund for the future development of lands for economic development.

Forwarded to the County Board by the Economic Development Committee.

FINANCIAL IMPACT:

There is no fiscal impact by passage of this resolution. The sale of these parcels would likely provide a positive financial impact to Chippewa County in the future.

11/3/2021	Economic Development Committee	
RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 12/14/2021 6:00 PM
MOVER:	Tom Thornton, District 5 (Vice-Chair)	
SECONDER:	Don Hauser, District 6	
AYES:	Lee McMenamin, Tom Thornton, Don Hauser, Ronald McGill	
ABSENT:	Annette Hunt	

Approved as to Form:



Todd A. Pauls, Corporation Counsel

10/27/2021



Lori Zwiefelhofer, Finance Director

10/27/2021



Randy B. Scholz, County Administrator

10/27/2021

RESOLUTION NO. 33-98

RESOLUTION ESTABLISHING A COUNTY LAND DEVELOPMENT COMMITTEE

WHEREAS, the County Board authorized the Administrative Committee to oversee the County Farm lands, and

WHEREAS, the County Board Chair has received a number of requests to possibly purchase some of this farm land, and

WHEREAS, the anticipated construction of the East Bridge is to be completed in the fall of the year 2000, and

WHEREAS, with the completion of the East Bridge, there needs to be some planning regarding the County Farm property, such as roads, sewer, water, etc.

NOW, THEREFORE, BE IT RESOLVED, that the County Board establish a County Land Development Committee to develop a plan for infrastructure, marketing and future sales, and

BE IT FURTHER RESOLVED, that this committee consist of the Administrative Committee, one member of the Highway Committee, and staff from both the city and county as needed, to develop this plan, and

BE IT FURTHER RESOLVED, that when the plan is developed, it be brought back to the County Board for adoption.

Dated this 7th day of July, 1998.

ADMINISTRATIVE COMMITTEE

Thomas Gietz
Richard D. Schep
William J. Saville
J. Richard Beck

farmpro.res

Date Recv'd.

Move to adopt-

APPROVED
7/1/98
Corporate Counsel

County Auditor

Attachment: Attachment 1 Resolution 33-98 (51 - 21 : Res. 51-21: Resolution to Authorize the EDC to Market and Sell County Owned Land)

**Chippewa County Policies and Procedures for
Sale of Land Within The
Lake Wissota Business Park**

(Latest Revision - January 8, 2008)

1. General

Chippewa County desires to encourage industrial and business development on the lands of the Lake Wissota Business Park (formerly known as the County Farm Property). The goals of this development effort are:

- A. Develop the land to its highest and best use, thereby maximizing the tax base.
- B. Create new employment opportunities.
- C. Create opportunity for a diversity of new industrial and business users.
- D. Preserve a high quality of development that is compatible with existing land uses.

To accomplish these goals, the Chippewa County Board has established the Executive Committee to act as the County's agent for planning, infrastructure, marketing, and sales of the Lake Wissota Business Park.

The Executive Committee will serve as the point of contact and coordination between the County and all prospective development entities interested in locating in the Business Park.

The County will work cooperatively with the City of Chippewa Falls to provide the required infrastructure improvements to serve the Business Park and adjacent planned residential development area. A Memorandum of Agreement document covering the specifics of anticipated cost-sharing and timing of expenditures has been executed between the County and the City.

The County has adopted Deed Restrictions and protective Covenants for the Lake Wissota Business Park. The intent of these covenants and restrictions is to insure the proper use and development of each parcel of land in the Park for the mutual benefit and protection of all present and future owners of property within the Park. It is the intent of Chippewa County that environmental and aesthetic values are important considerations in the development of the Park so that property in the Park will be protected against depreciation in value and to insure that the Park will provide attractive and desirable sites for business and industry.

The purpose of this policy is to:

- A. Establish the procedures for sale of the Lake Wissota Business Park land.
- B. Establish the selling price per acre of the Lake Wissota Business Park land.

2. Land Purchase

The County Economic Development Coordinator will work closely with the City's Economic Development counterpart in marketing the sale of the Business Park land. Offers to purchase land in the Business Park shall be received by the County Economic Development Coordinator. Notice of an Offer to Purchase shall be sent to the Executive Committee to determine what action to take. Providing sale pricing and conditions are in accordance with the established policies previously approved by the County Board, the County's Corporation Counsel will draw up the Offer to Purchase, deed and associated abstract, and title documents for signature by the County Administrator and County Clerk.

Offers received on the Office/Institutional land that differ materially from the established policies will require that they be brought before the Executive Committee for determination of acceptability. The Committee may accept, reject, or suggest modification to the offer. Any accepted offer different from established policy must be approved by the full County Board. The County shall deliver to the buyer a proper deed of conveyance for each parcel land upon receipt, and verification of same by Corporation Counsel, of a fully executed note from the buyer.

Business Park land shall not be purchased for speculation. All plant construction shall be started within twelve (12) months from date of purchase. The County and purchaser shall agree, in writing, at the time of sale upon date for completion of construction. In the event a purchaser fails to begin construction within twelve (12) months of the date of sale or in the alternative, fails to complete construction pursuant to the written agreement between the County and purchaser, the County shall have the option to repurchase the land at the original price, minus a reasonable cost to restore the land to its original condition. If construction has begun, but has not been completed pursuant to the agreement between County and purchaser, then and in that event, the County shall have the option to repurchase the land at the original sale price, plus the depreciated cost of any improvement made to or on the land by the purchaser.

In the event a purchaser desires to sell any portion of the land which is not being used in connection with the business of the purchaser, or which the purchaser desires to sell separate and distinct from any sale of business, such real estate shall be offered solely for sale to the County and the County shall have the option of repurchasing such land at its original sale price, plus the depreciated cost of any improvements made to or on the land by the purchaser.

The County shall have sixty (60) days after the expiration of twelve (12) months as referred to in paragraph B, above, or notice of intent to sell by the purchaser, to exercise the options set forth herein unless an extension of time may be mutually agreed upon and set forth in writing. Acceptance or rejection of any option as set forth herein shall be by the Executive Committee. If any option is exercised, conveyance to the County shall be by Warranty Deed, free and clear of all liens or encumbrances created by act or default of purchaser.

If the County chooses not to exercise its option as set forth herein, then the purchaser may sell such lands to any person, firm, or corporation, provided however, that any such purchaser shall comply with all the provisions relating to

Words and Phrases Defined. In this resolution, the following words and phrases have the designated meanings unless a different meaning is expressed provided or the context clearly indicates a different meaning:

- a. Plant construction means the erection of any building or structure which is built or erected on the land for its permanent benefit only.
- b. Speculation means to buy or sell land within the County's Business Park, hoping to take advantage of an expected rise or fall in price, or to take part in any business venture or enterprise on the chance of making a profit, provided however, it shall not be speculation if plant construction is begun and completed as provided herein.
- c. Business means the entity, including tenants, operating the industry on the property.

The price of the County's Business Park land has been established with the following intent:

- A. To recover the required infrastructure development costs to the extent possible.
- B. To be competitive with comparable development land in the Chippewa Valley.
- C. To promote economic development at the fastest practical rate consistent with orderly growth.

The price per acre for industrially zoned lands in the Business Park is established at \$15,000 per acre. The price per acre for office/institutional zoned lands shall be established periodically as required to capture current market value by an independent appraiser. Office/Institutional property will have a range of values depending upon location within the Park and roadway exposure.

To further facilitate the County's economic development goals, payment for the industrial land shall be deferred for three (3) years from the date of sale. In the event the original buyer sells the property within the three years, the note shall become due as provided for below.

A note for the land sale shall be issued by the buyer (industry) to the County which shall be due three (3) years and thirty (30) days from the date of sale. If the land is sold within three (3) years from date of sale, the note shall be due and payable upon closing.

Each January, the County shall have the option of adjusting the per acre price of industrial and office/institutional lands.

RESOLUTION ACCEPTING PROPOSED POLICIES AND PROCEDURES FOR THE LAKE WISSOTA BUSINESS PARK

Resolution # 32-99

WHEREAS; in July, 1998, the County Board established a County Land Development Committee for the purpose of preparing a development plan for the former County Farm property; and

WHEREAS; copies of the proposed Lake Wissota Business Park Development Plan were presented to the Chippewa County Land Development Committee for their review; and

WHEREAS the proposed Lake Wissota Business Park Development Plan was adopted and approved by Chippewa County Land Development Committee at its May 4, 1999, meeting; and

WHEREAS Chippewa County Land Development Committee supported the submission of the proposed Plan to the County Board for their review at the Board's May meeting.

NOW, THEREFORE, BE IT RESOLVED that the former County Farm property now be known as the Lake Wissota Business Park; and

BE IT FURTHER RESOLVED that the Chippewa County Board does hereby approve the Policies and Procedures for the Lake Wissota Business Park.

Dated this 8th day of June, 1999.

APPROVED:	1st Reading	<u>6/8/99</u>	
<u>6/8/99</u>	2nd Reading	<u>N/A</u>	
	Board Action		LAND DEVELOPMENT COMMITTEE
	Adopted	<u>yes</u>	
	For	<u>19</u>	<u>Thomas J. Goettl</u>
	Against	<u>8</u>	Thomas J. Goettl
	Absent	<u>2</u>	<u>Richard G. Schafer</u>
	Vote Required	<u>51m</u>	Richard G. Schafer
	Prepared by:	<u>Km Burnie</u>	
Date Recv'd.			

APPROVED
[Signature]
 Corporate Counsel
 gcm
 County Auditor

William E. Secraw
[Signature]
 G. Richard Peck
[Signature]
 Howard D. Schroeder
[Signature]
 LaVerne Ludwigson

Resolution No. 3 08

**RESOLUTION TO TRANSFER OVERSIGHT OF MARKETING AND LAND SALES IN
THE LAKE WISSOTA BUSINESS PARK FROM THE COUNTY LAND
DEVELOPMENT COMMITTEE TO THE ECONOMIC AND INDUSTRIAL
DEVELOPMENT COMMITTEE**

WHEREAS, pursuant to Resolution 33-98, the County Land Development (COLD) Committee was established "to develop a plan for infrastructure, marketing and future sales" of land within the Lake Wissota Business Park; and

WHEREAS, pursuant to Resolution 33-98 and the Policies and Procedures of the Lake Wissota Business Park, oversight of the Lake Wissota Business Park was delegated to the COLD Committee; and

WHEREAS, the COLD Committee is the County Board committee responsible for reviewing offers to purchase land within the Lake Wissota Business Park; and

WHEREAS, oversight of the Lake Wissota Business Park may be transferred to another committee of the County Board by resolution; and

WHEREAS, the Economic Development Committee provides oversight of the Economic Development Corporation and develops the policies to promote economic development in Chippewa County, including the marketing of the Lake Wissota Business Park; and

WHEREAS, transferring oversight of the Lake Wissota Business Park to the Economic Development Committee would promote efficiency in the marketing and further development of the Lake Wissota Business Park and would allow the COLD Committee as well as the Technical Advisory Committee to be disbanded;

NOW, THEREFORE BE IT RESOLVED, that the Chippewa County Board of Supervisors does hereby amend the *Policies and Procedures for the Sale of Land Within the Lake Wissota Business Park* to replace the County Land Development (COLD) Committee with the Economic and Industrial Committee to serve the same role as the COLD Committee; and

BE IT FURTHER RESOLVED, that since the Economic and Industrial Development Committee will be assuming the role of the COLD Committee, the COLD Committee and the Technical Advisory Committee are hereby disbanded.

Dated this 8th day of January, 2008.

NO FISCAL IMPACT

1st Reading
2nd Reading
Board Action

Adopted
For
Against
Absent

Vote Required

Prepared by: Km Berni

Date Recv'd

ADMINISTRATIVE COMMITTEE

James Leschensky
James Leschensky

Jerilyn Brost
Jerilyn Brost

Lila McConville
Lila McConville

Lee McElquham
Lee McElquham

Paul Michels
Paul Michels

William Dixon
William Dixon

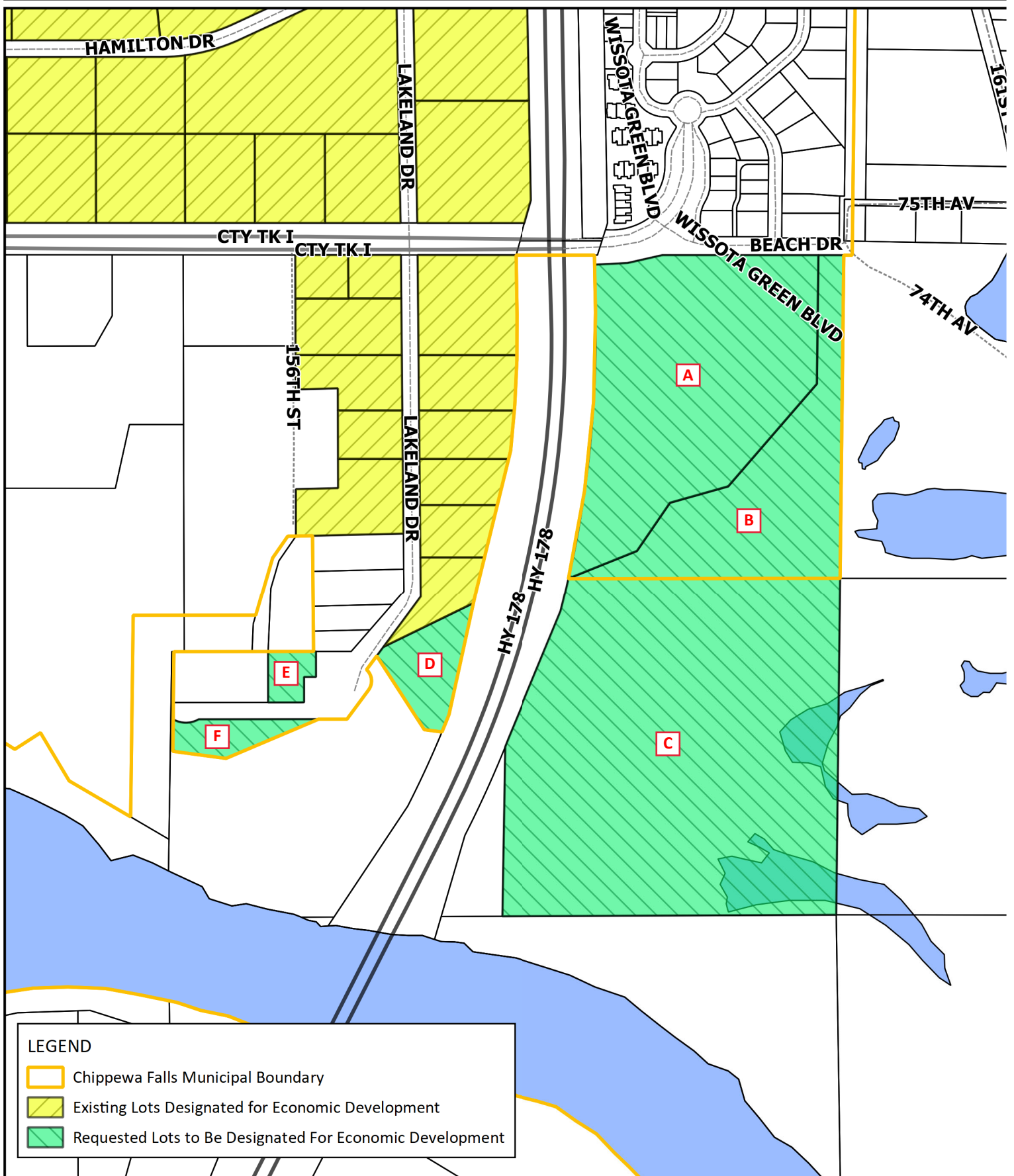
Richard L. Schoch
Richard Schoch

APPROVED

gcm
Corporation Counsel

County Auditor

ECONOMIC DEVELOPMENT LAND Requested Parcels



Produced on August 31, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.



PIN: 22908-3341-73505001

Computer Number: 211-4571.5000

Owner Name: CHIPPEWA COUNTY

Owner Address: 711 N BRIDGE ST

Owner Address: CHIPPEWA FALLS WI, 54729

Physical Address:

GIS Acres: 18.9

Deed Acres: 18.9

School Code: 1092

Assessed Value: 0

Fair Market Value: 0

Description: NE SE LOT 1 OF CERT SUR MAP #3505 IN V16 P96 DOC #753173 ANNEXED INTO CITY OF CF FROM EAGLE POINT-WAS PART OF COMP #020-1401



Scale = 1":300'

Printed 08/31/20

Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.



Printed 08/31/20

Packet Pg. 32



PIN: 22908-3344-00020000

Computer Number: 020-1404

Owner Name: CHIPPEWA COUNTY FARM

Owner Address: 711 N BRIDGE ST

Owner Address: CHIPPEWA FALLS WI, 54729

Physical Address:

GIS Acres: 38.0

Deed Acres: 32.0

School Code: 1092

Assessed Value: 0

Fair Market Value: 0

Description: SE SE EX PRT FOR EAST BRIDGE RD AS DESCRIBED IN DOC #582334 - SUBJECT
NSP EASEMENT FOR NATURAL GAS LINE AS IN V699 P164



Scale = 1":300'

Printed 08/31/20

Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.



PIN: 22908-3343-50020125

Computer Number: 211-4572.3000

Owner Name: CHIPPEWA COUNTY FARM

Owner Address: 711 N BRIDGE ST

Owner Address: CHIPPEWA FALLS WI, 54729

Physical Address:

GIS Acres: 2.3

Deed Acres: 2.3

School Code: 1092

Assessed Value:

Fair Market Value:

Description: GOVT LOT 2 (SW SE) COM @ E 1/4 COR OF SEC 33, N 89 D

W ALG THE E-W 1/4 LN 1459.85', S 1426.58' TO SE COR OF LOT 7 BLK

2 LAKE WISSOTA BUSINESS PARK AS BEG; S 12 D W ALG THE WLY ROW LN

OF STATE HWY 178 448.32' TO THE PT OF CURVATURE OF A CURVE TO THE

Scale = 1":200'

Printed 08/31/20



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.



PIN: 22908-3342-02000000B

Computer Number: 211-4572.5000

Owner Name: CHIPPEWA COUNTY FARM

Owner Address: 711 N BRIDGE ST

Owner Address: CHIPPEWA FALLS WI, 54729

Physical Address:

GIS Acres: 0.8

Deed Acres: 1.3

School Code: 1092

Assessed Value:

Fair Market Value:

Description: N 1/2 SE & GOVT LOT 2 PCL BEG 1293.67' W OF E 1/4 COR SEC.33; S

1 D E 232.33' S 13 D W 563.79', S 63 D W 393.57', 36 D

W 111.51', S 36 D W 142.27', W 111.75', S 67 D W ETC. EX

CSM #1813 (NOW LAKE WISSOTA BUSINESS PARK PLAT & SEYMOUR CRAY BLV

Scale = 1":100'

Printed 10/19/20



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.



PIN: 22908-3342-02000000A

Computer Number: 211-4572.4000

Owner Name: CHIPPEWA COUNTY FARM

Owner Address: 711 N BRIDGE ST

Owner Address: CHIPPEWA FALLS WI, 54729

Physical Address:

GIS Acres: 1.3

Deed Acres: 0.8

School Code: 1092

Assessed Value:

Fair Market Value:

Description: N 1/2 SE & GOVT LOT 2 PCL BEG 1293.67' W OF E 1/4 COR SEC.33; S

1 D E 232.33' S 13 D W 563.79', S 63 D W 393.57', 36 D

W 111.51', S 36 D W 142.27', W 111.75', S 67 D W ETC. EX

CSM #1813 (NOW LAKE WISSOTA BUSINESS PARK PLAT & SEYMOUR CRAY BLV

Scale = 1":100'

Printed 10/19/20



ECONOMIC DEVELOPMENT LAND Requested Parcel

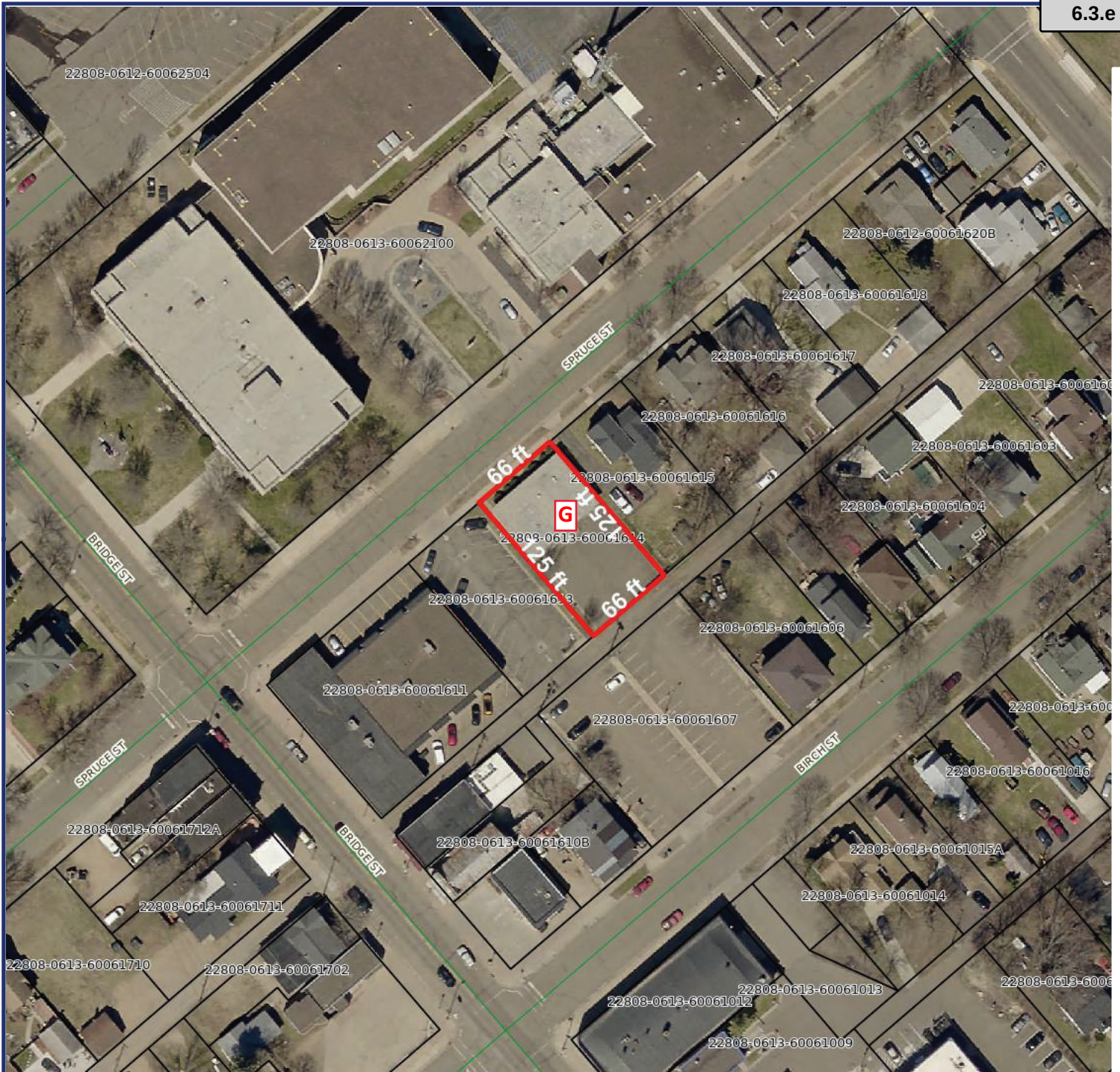


Produced on August 31, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Scale: 1" = 200'

Packet Pg. 37

Attachment: Attachment 5 Additional Parcel Spruce Street (51 - 21 : Res. 51-21: Resolution to Authorize the EDC to Market and Sell County



PIN: 22808-0613-60061614

Computer Number: 211-0671

Owner Name: CHIPPEWA COUNTY COURTHOUS

Owner Address: 711 N BRIDGE ST

Owner Address: CHIPPEWA FALLS WI, 54729

Physical Address:

GIS Acres: 0.2

Deed Acres: 0.0

School Code: 1092

Assessed Value: 0

Fair Market Value: 0

Description: ALLEN'S ADDITION LOT 14 BLK 16



Scale = 1":100'

Printed 09/01/20

Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.