

PIERCE COUNTY
INDUSTRIAL DEVELOPMENT COMMITTEE

June 19, 2007

Red Wing Airport Conference Room

Town of Isabelle, Wisconsin

Minutes

Chair Holst called the meeting to order at 5:35 p.m. Members present: Jeff Holst, Pamela Sans, Ben Plunkett. Others present: Rich Purdy, Bill Schroeder [County representatives to the Mississippi River Regional Planning Commission]. Curt Kephart joined the meeting in progress. Staff present: Bill Warner. Agenda approved as presented (Plunkett, Sans). Minutes from the March 20, 2007 meeting approved as presented after discussion about whether Kephart was present or not. (Plunkett, Sans).

The report of the Ad Hoc Committee on Economic Development was reviewed. Funding for the affected agencies has been released.

Warner distributed the current Revolving Loan Fund status chart, current balance \$275,871 as of May 31st, most clients are current with payments. Participation by the Regional Planning Commission's Business Capital Fund in county projects was encouraged by Purdy. The loan to Finish First Fast Lube has been paid. Warner noted that the Revolving Loan Fund committee was scheduled to meet next week on June 27th but this may be postponed.

Pierce County EDC activities and Board of Directors' membership were reviewed, additional Board members are welcome (there are 16 currently with 25 authorized) particularly from southern and eastern Pierce County. Warner is investigating the possibility of state Community-Based Economic Development matching funds for a downtown loan fund that could be used by business in any of the county's traditional central business districts. Members discussed differences in economic and demographic conditions across the county with the suggestion that Warner spend additional time on the east side, Holst adding that it depends on interest shown. Opportunities to increase sales tax revenue were discussed, Kephart noting that collections by industry were available in Minnesota but similar data in Wisconsin are not.

Warner discussed the new Prescott Industrial Park and TIF district, noting that housing developer Royal Oaks has postponed commencement of construction for a year. Schroeder noted that the Mississippi River Regional Planning Commission assisted West Salem with grant funding for their industrial park and suggested we get them involved in the Prescott park as well. Purdy commented that we have opportunities for bi-state cooperation with several Minnesota cities next door.

The Mississippi River Regional Planning Commission's "Comprehensive Economic Development

Strategy” document was discussed and Warner’s list of possible projects was reviewed. Thirty Pierce County projects are included on this list. Holst asked that Committee members receive copies of this publication. Schroeder asked if the MRRPC representatives should be on the mailing list for the Industrial Development Committee, Holst agreeing that we should work hand in hand and consensus of the Committee to do so.

Warner outlined the creation of the Governor’s Business Council earlier this year and summarized discussions among the region’s county economic developers, higher education institutions, and Momentum Chippewa Valley representatives. Participation on the Council requires formation of a regional economic development organization comprised of at least five counties and with at least 50% private sector Board leadership.

The Committee reviewed the potential development of the County Highway Department property in Trenton Township for industrial use, which has been discussed since the early 1990s and was the subject of a Cedar Corporation study in 1998 looking at this and neighboring properties. Schroeder gave a history of the Bay City sewer project, noting that the regional study by Ayres Associates suggested a cost of \$500,000 per house to hook up to a regional system, and that grant funding was not available due to regional per capita income being too high so Trenton and Hager City properties were not part of the sewer system. Kephart asked about well depth, Holst suggesting 600’ and noting that the back 40 acres was not flat and intended for long-term Highway department use. Purdy asked about the plans for the property, Warner suggesting that a rail spur evaluation was important to do and that smaller projects would likely start the process on the east side of the property by the existing driveway. Schroeder noted that Dairyland Power has started construction on its new substation on their parcel northeast corner purchased from the County last year. Development potential of other nearby properties was discussed, Holst noting that river sand could be used as for some former quarry properties requiring additional fill.

Warner summarized recent discussions with the Red Wing Airport Board, having met with the Board at their June meeting and with one airport related prospect from Minnesota. A new concrete apron is underway which will open additional space for larger hangar construction. The airport is also in the process of creating a new master plan for facilities and financing and Warner has been involved in those discussions also.

Holst related discussion at the county Finance & Personnel committee relative to how to best promote development in Pierce County, with some ideas coming from some Board members and the ad hoc strategic planning group on increasing the industrial tax base in Pierce County. There is a need to get more specific as to how to do this and become more aggressive in this effort.

Next meeting set for 5:15 p.m. on Tuesday, August 14th. Meeting adjourned at 7:10 p.m. (Sans, Plunkett).

Following adjournment the Committee and guests toured the Hager City region to view various

industrial and recreational sites.

Prepared by _____

Attest:
