The meeting was called to order by Chairman Carl Braunreiter at approximately 8 p.m. Present were Braunreiter, Jerry Carstens, Tom Tyler, Ed Hass, Dean Hauschildt and Jay Griggs. Missing were Jack Farrell and Marty Riener.

Hauschildt agreed to serve as vice president and Griggs as temporary secretary.

Braunreiter explained that the committee has been dormant for several years and that he and the other members of the county board hope to make it more active. He said the first item of business ought to be the development of objectives.

After much discussion, the group agreed to the following objectives for the committee:

1. To promote economic development, which shall include industrial and commercial development, tourism, job creation and retention and job training.
2. To provide direction and coordination to development.
3. To assist towns, villages, cities and other organizations with funding and permit applications for economic development.
4. To research available resources and create and maintain a central source of information and assistance to support economic development.
5. To maintain contact with public agencies and private organizations which promote economic development.

The above objectives were approved unanimously on a motion by Carstens seconded by Tyler.

It was determined that Ed Hass, Pierce County Resource Agent, will collect available information and get it together for the next meeting.

The committee established a basic annual budget of $2,640 for the first year, including $1,890 for mileage and per diems, $200 for postage and $550 for a community profile of the county.

The next meeting was set for Prescott City Hall at 7:30 p.m. May 28. The agenda will include:
1. A tour of the Prescott industrial park.
3. The establishment of a time line for committee activities.
4. A review with the county planner of his responsibilities in this area.
5. A review of the budget.

The committee adjourned at 10:02 p.m.

Jay Griggs, Acting Sec.
PIERCE COUNTY INDUSTRIAL DEVELOPMENT MEETING

May 28, 1986

PRESCOTT CITY HALL

PRESENT: Carl Braunreiter, Dean Hauschildt, Jay Griggs, Tom Tyler, Jerry Carstens, Jack Farrell, Ed Hass, Chuck Balzar, Richard Andre

Chairman Braunreiter called the meeting to order at 7:38 p.m. The agenda was reviewed and the order was rearranged plus the approval of the minutes was added.

Braunreiter reviewed the responsibilities of the Director of Planning and appointed him to serve as the economic development coordinator.

Following discussion of profit vs. non-profit businesses, Hauschildt moved to direct Hass, Balzar and Andre to make a recommendation as to the set-up of a new business within the Prescott Industrial Park; second by Carstens, motion carried.

Following a discussion of the $2,640.00 budget request made to the Finance Committee, Hauschildt moved, second by Griggs, to have Farrell and Andre attend the W.C.A. Economic Development Conference in Stevens Point; motion carried.

Following discussion of the Twin Cities Tour of Industries to be held October 27, 28, 29, Carstens moved, Farrell seconded, to recommend to the Finance Committee that Andre and a member of the Industrial Development Committee attend the tour of industries; motion carried.

Hauschildt guided the committee on a tour of the Prescott Industrial Park.

Hass presented samples of economic profiles of various municipalities within Wisconsin. He also informed the committee of the economic development resources available from U. W. Extension-Madison. Motion by Farrell, second by Griggs, to have Hass further research the Sheboygan profile as a model for Pierce County; motion carried. It was also recommended that Forward Wisconsin be contacted for assistance and Griggs offered assistance regarding the printing.

Committee membership was discussed with Farrell reporting on Sauk County's Economic Development Committee. Griggs moved to have the chair send a letter to all Pierce County municipalities to actively participate in the committee's functions; second by Carstens; motion carried.
The following timeline of Committee activities was agreed to:

June
Development of Literature
Review Ellsworth Industrial Park
Discussion of 1987 Budget
Presentation by Mississippi River R. P. C.

July
Further Development of Literature
Review of River Falls Industrial Park
Development of 1987 Budget
Presentation by NSP or Forward Wisconsin

August
Finalize Literature for Printing
Review of Elmwood Industrial Park
Further Development of 1987 Budget
Presentation by NSP or Forward Wisconsin

September
Begin to Implement Developed Activities

The June agenda was agreed to as follows:

1. Approval of Minutes
2. Hass' Report on Sheboygan Profile
3. Mississippi River R.P.C. Presentation
5. Discussion Regarding Media Advertising
6. Tour the Elmwood Industrial Park

Motion made and seconded to adjourn; carried.
PRESENT: Carl Braunreiter, Jack Farrell, Jerry Carstens, Dean Hauschildt, Ed Hass, Greg Flogstad, Dennis Blang

Carl Braunreiter called the meeting to order at 7:37 p.m. and reviewed the agenda. Greg Flogstad described the make-up and function of the Mississippi River Regional Planning Commission including the five major program areas of solid waste, land use planning, economic development, transportation and housing. A brochure from Trempealeau County was reviewed including available economic and industrial data. Funding was through the Job Training Partnership Act and the Trempealeau County Development Coalition for a total cost of $5,000 for 100 brochures for each community. Examples of community profiles were shown. Three hundred fifty were prepared for Crawford County at no cost to the county. The same could be done for Pierce County.

Motion by Dean Hauschildt to request the Regional Planning Commission to prepare a Pierce County Profile at no direct cost to the county, seconded by Jerry Carstens. Motion carried.

Regional Economic Development Planning was discussed including updating Annual Economic Development Plans. They have also prepared narratives to be included in Small Business Administration loans which are administered through the Wisconsin Business Development Finance Corporation.

The RPC can assist in local funds raising and in the preparation of a brochure.

Dennis Blang from NSP was present to discuss economic development programs and brochures that they are involved in. Funding was derived from NSP, Wisconsin Gas Company, local hospitals, Regional Planning and the St. Croix Valley Gas Company. He indicated that the approach underway for Economic Development in Pierce County is a good approach for smaller communities. A brochure was presented from Stanley at a cost of about $1.00 each where 2,000 were printed. NSP would provide financial assistance in the preparation of a brochure but would like to see a plan of how the brochures would be prepared and distributed.

Wisconsin Bell has a business retention program where they interview local businesses to determine expansion plans which is going to be done for River Falls and Ellsworth.

Forward Wisconsin's primary mission is to recruit business from out of state but they do not have financial assistance.

The Trempealeau County brochure includes information on available industrial buildings and sites. NSP keeps an inventory in Western Wisconsin of available industrial buildings which is updated as often as possible. They prepare a fact book listing a lot of information including economic, demographic, and infra-structure data which is collected by Regional Planning Commissions and printed by NSP which are available to be included in the Pierce County Brochure. NSP does some direct mailing to industry based on SIC codes in the Midwest such as plastics, manufacturing and wood processing. Other data includes tax-advantages and workers compensation insurance. They also prepared a Directory of Western Wisconsin Funding Sources, and are sponsoring procurement programs for defense contracts in LaCrosse and Eau Claire.

(OVER)
The July 23rd meeting is scheduled for River Falls but the location has not been confirmed. The August meeting will be in Ellsworth and September in Elmwood.

Jack Farrell discussed the Economic Development Conference in Stevens Point and the informational sources and funding sources, international trade, and getting organized locally as described in the publication Community Economic Development in Wisconsin prepared by the Wisconsin Counties Association.

Ed Hass presented computer printouts by community detailing demographic economic housing and utility information which is available through the Extension Office.

There was discussion about putting a brochure together somewhat similar to the one for Sheboygan County.

Some of criteria 3M looks for in siting new plants includes health care, education, public safety, and low income taxes. Important criteria include utility information, transportation, available buildings and sites, up-to-date information such as a county profile and economic profile and a contact person. A selling approach needs to follow the generation of this information, as well as working through state agencies.

Examples of national advertising in magazines such as Site Selection were reviewed. The Sheboygan brochure was discussed with the duties divided up to generate the data including:

- Introduction............Jack Farrell, Jay Griggs
- Economics..............Ed Hass and Greg Flogstad
- Labor Force............Ed Hass
- Education..............Jerry Carstens
- Utilities..............Dennis Blang - City engineers
- Quality of life........Jack Farrell
- Health Care............Jack Farrell
- Communications........Jack Farrell, Jay Griggs
- Demographics.............Greg Flogstad
- Banking..............Carl Braurreiter
- Government & Taxes.Ed Hass
- Transportation........Greg Flogstad

It was suggested to try to assemble this information for the next meeting.

1987 objectives were discussed including the possibility of a Pierce County Economic Development Corporation, and coordinating with townships regarding building permit fees, economic development efforts, and budget development.

It was suggested to join the Wisconsin Economic Development Association for information, coordination and contacts with firms.

Motion made and seconded to adjourn. Motion carried.

Submitted by,

Ed Hass, Resource Agent, Pierce County
PIERCE COUNTY INDUSTRIAL DEVELOPMENT COMMITTEE MEETING

JULY 23, 1986

PRESENT: Bob Fleming and Vic Grassman from DOD, Tom Ricklefs from Forward Wis., Jerry Carstens, Richard Andre, Lawrence Klug, Ellen Smith, Jack Farrell, Ed Hass, Eric Sorenson, Carl Braunreiter, Dean Hauschildt

Jerry Carstens moved and Jack Farrell seconded the approval of the May and June minutes.

Eric Sorenson discussed River Falls' industrial development.

Volrath Industries closed their Alabama plant and moved to River Falls. They have 100 employees and a $28 million dollar plant. IDRB gave Volrath $2 million to purchase new equipment.

There is not much land available within their present park. The City has purchased an additional 16 acres.

River Falls has a lot of small industries, such as Volrath, UFE, Smeads and also the University.

The University along with West Central RPC are to study development potential, including social make-up. The Civic and Industrial Corp. is now defunct.

Discussion was held on the by-pass vs. the 4-lane (which has priority). Also discussed were the long truck route plans that have been developed.

40% of the adult working population commutes to the Twin Cities and 40% of the students commute from Minnesota.

There are only 2 good 5 acre sites available; one UFE site. Looking into an 80 acre parcel in Northeast River Falls.

The group adjourned to view the industrial park and by-pass area.
Tom Ricklefs from Forward Wisconsin discussed his organization. Forward Wisconsin was formed a couple of years ago and originated from a study done by Kimberly-Clark before their move to Texas. Forward Wisconsin is a marketing firm for Wisconsin and has a $1 million dollar budget; 50% from the state and 50% from private funding. They deal in direct advertising and marketing. Their office is located in Menomonie and they also have 7 people working in a Milwaukee office. Wisconsin has much to offer prospective businesses. They are looking for any type of firm such as biotech, biomed, computers, plastics, printing, paper, woodworking or metalworking.

Forward Wisconsin's suggested marketing mechanisms in order of increasing importance are:

1. Direct Advertising - Minnesota Corporate Report - $.99 out of every $1.00 spent on advertising is spent in Minnesota and $.01 is spent in Chicago.
2. Direct Mail - focused on industry and geographic area - 99% of efforts should be directed at Minnesota
3. Trade Shows - they are expensive but you can get good leads - the county should have 6-12 people at these shows.
4. Prospecting Trips - October is the next one; the 27, 28, and 29.
5. Networking - with the community sector.

Should get on Forward Wisconsin's mailing list for events and prospecting trips.

WEDA (Wisconsin Economic Development Association) is a good organization to belong to. They meet 3 times a year.

Bob Fleming presented a survey of the 14 counties involved in economic development program (see attachment A).

Bob stressed his feeling that the counties should have an executive director of economic development for analyzing industrial parks and compositing economic profiles.

Sauk County's success is due to its Board of Directors; 11 members comprised of bankers, manufacturing people and county representatives. They have a computerized marketing program. 20 new industries have moved into the County in the last 10 years with 980 new jobs.

Vic Grassman is the DOD Economic Development consultant for this 19 county area of the State.

The proposed budget for a Pierce County Economic Development Office was presented (see attachment B). Following discussion of the difficulties of Pierce County to approve such a budget, the raising of matching funds by municipalities and the private sector was suggested.
Grassman distributed proposed income sources for the proposed budget (see attachment C). Hauschildt stated his belief that the formation of an Economic Development Office should be over a 5-10 year period. Carstens stressed the need for something "concrete" in exchange for budget money.

Fleming stressed the need to educate elected officials and citizens in the value of an active Economic Development Program.

Braunreiter called for the next meeting to be on August 27, 1986 at 7:00 p.m. to finish the rough draft of literature and finalize the 1987 budget.

The meeting was adjourned at 10:50 p.m.
PIERCEN COUNTY INDUSTRIAL DEVELOPMENT COMMITTEE
August 27, 1986
Courthouse, Ellsworth


The meeting was called to order by Carl Braunreiter. Minutes of the July 23rd meeting were reviewed. With amendments of the spelling of "Vollrath" and the study "on" rather than "by" Kimberly Clark there was a motion by Jay Griggs, seconded by Marty Reinier to approve the minutes. Motion carried.

Approaches to economic development and attracting business into the county were discussed such as direct advertising as the most cost effective means. A proposed 1987 budget was reviewed and discussed which would include county and private funding from utilities, financial institutions, transportation, retail and economic development organizations. The procedure for utilizing public and private funding sources was discussed. The cost of literature was discussed in terms of price variation depending upon the type and quality of materials printed.

There was a review of the 1986 budget and the current balance.

Private funding sources could include the Wisconsin Gas Co. and the St. Croix Valley Gas Co.

Jay Griggs, who has been involved with several Industrial Development organizations indicated that not much progresses until someone is in charge of directing the economic development efforts throughout the county. Realizing that taxes are a primary concern of everyone, by bringing in industry, additional tax base will be generated as well as more job creation. Jerry Carstens suggested one proposal to generate funds would be a pledge from the county to provide tax funds from a future business locating in the county to add to a modest budget currently as a means of enhancing the budget over time. A resolution could be developed for consideration.

Comparative information between Minnesota and Wisconsin regarding the business climate for taxes and unemployment compensation is the type of information businesses are seeking.

Private funding sources would be a major part of the economic development budget including funding a coordinator. There are over 300 economic development organizations in the state. A non-profit economic development corporation could include public officials and private individuals.

The cost of forming a corporation could be included in the budget or requested through the corporation council.

A tentative budget was prepared. Motion to recommend approval of the budget of $49,975 by Jay Griggs, seconded by Jack Farrell.
Motion by Jerry Carstens to amend the motion that Pierce County's contribution to the budget would be up to 25%, with 3/4 coming from outside sources, seconded by Jack Farrell. Motion carried to approve amendment with Jay Griggs voting no. The original motion died on a tie vote.

Motion by Jack Farrell to proceed with assembling a non-profit Economic Development Corporation, seconded by Jay Griggs. Motion carried.

Motion to approve the budget of $49,975 for the Economic Development Corp. by Jerry Carstens, seconded by Jay Griggs. Motion carried. There was further discussion about non-county funding including NSP, Wisconsin Gas, St. Croix Valley Gas Co., Pierce-Pepin Electric, River Falls Utility, telephone companies, banks, trucking firms, realtors, the railroad, chambers of commerce, the Private Industry Council, and in-kind contributions from Regional Planning, UW-River Falls, and UW-Stout.

Motion by Jerry Carstens that the Economic Development Corp. request funding for the budget in the amount of $15,000 from outside sources, $12,500 from the County, $9,500 from communities and $13,000 in-kind contributions from educational sources, seconded by Marty Reinier. Motion carried unanimously.

Motion by Jerry Carstens to give all of the rough draft information for the literature to Greg Flagstad to assemble, seconded by Jay Griggs. Motion carried.

There was discussion about the compensation of committee members for attending committee meetings with the suggestion that committee members volunteer their time without compensation in order to save money for the county. The committee chairman would not support this concept unless other county committee's did likewise.

The next meeting was scheduled for September 24 at the Auditorium in Elmwood at 7:00 p.m.

Motion was made and seconded to adjourn. Motion carried.

Submitted by,

Ed Hass
Resource Agent
Pierce County

EH/bb

The group visited the Elmwood Industrial Park and were given a tour of Genesis, Inc. by owner Mark Anderson where veterinarian medicine containers are produced through injection molding.

The meeting was then called to order. Motion to approve the July 13th meeting minutes by Jay Griggs, seconded by Jerry Carstens. Motion carried. Motion to approve the August 27th meeting minutes by Jerry Carstens, seconded by Jack Farrell. Motion carried.

Greg Flogstad, Mississippi River Regional Planning Commission discussed the preparation of a county economic development brochure similar to the one prepared for Sheboygan County. He presented the draft copy for Pierce County including information supplied by committee members. Members are to review the draft and return comments to Ed Hass. There was discussion about including facilities just outside of the county including hospitals in Red Wing, Hastings, and River Falls, and industrial facilities such as UFE, Vollrath and Smeads. Cable TV services are also available in River Falls, Prescott, Elmwood, Spring Valley and Ellsworth.

It was noted that Wisconsin Bell is doing a business retention study in River Falls where they will be interviewing every manufacturing firm in the city and developing a comparison to other areas.

There was discussion about forming an Economic Development Corporation for Pierce County. Motion by Jay Griggs to request John Corey to investigate the organization of a "Pierce County Economic Development Corporation" and to check with the Secretary of State regarding the availability of that name, seconded by Marty Reinier. Motion carried.

Costs of printing the brochure were discussed. Jay Griggs estimated the cost per 1000 copies at $450 with one color and $597 for two colors. For six additional sheets the cost would be about $ .47 per sheet for 1000 copies.

Carl Braunreiter, Tom Tyler and Vic Grossman met with the County Finance Committee to discuss development of a budget. The five objectives of the committee were explained in relation to the needs of the county due to the difficulties in the agricultural industry. The committee has met with local organizations such as NSP and Forward Wisconsin, is preparing literature about the county, and plans a direct mail campaign. The function of an economic development corporation was discussed as well as what
jobs mean to a community and tax base. The Industrial Development Committee is to submit a resolution to the County Board to support a non-profit Economic Development Corporation and to develop a budget of which 25% would be county funds with the balance from private sources through fund raising.

There was further discussion about approaches to fund raising including asking for a three year pledge. Dennis Blang had suggested providing a plaque for each pledge of $100 or more from main street businesses. Pledge forms would be needed.

The proposed budget was reviewed including county appropriations, private fund raising and in-kind contributions such as NSP and other organizations. Jerry Carstens has met with the chancellor of UW-River Falls who supports the idea of in-kind contributions.

Various approaches for fundraising from municipalities were discussed including a flat fee or based on population. Motion by Jay Griggs to request funding at $1.00 per capita for cities, $.75 per capita for villages and $.50 per capita for townships based on 1985 population estimates from the Department of Administration, seconded by Marty Reiner. Motion carried. Committee members will meet with municipalities for fund raising as follows:

Jack Farrell - Diamond Bluff, Trenton, Bay City, Maiden Rock (Village), Ellsworth (Village)
Marty Reiner - Spring Valley, Plum City, Elmwood, Spring Lake, Union, Rock Elm, Salem, Gilman (Lawrence Weber will assist)
Dean Hauschildt - Prescott
Carl Braunreiter - Clifton, Oak Grove, Trimble, Martell
Jerry Carstens and Jay Griggs - River Falls (City) and River Falls (Township)

The following people are to be contacted regarding meeting with the other municipalities:

Tom Tyler - Isabelle, Maiden Rock (Township), Hartland
Lloyd Yanisch - El Paso
Clarence Hofmeister - Ellsworth (Township)

Contacts will also be made with the following organizations for financial and in-kind assistance including: UW-Stout, Western Wisconsin Private Industry Council, and the St. Croix and Pierce County Bankers Association.

There was discussion about the need for an Industrial Development Committee and associated budget after the formation of an Economic Development Corporation which is projected for January 1, 1987. The corporation will operate under the authority of a Board of Directors. There will be a transition phase moving responsibilities from the committee to the Board of Directors so an interim budget for the committee could be used until the corporation is operating. Motion by Jerry Carstens to request a
committee budget not to exceed $1,500 which is no longer to be used once the Economic Development corporation is operating, seconded by Dean Hauschildt. A motion was made by Jay Griggs to table the motion on the floor. There was no second. The original motion was voted upon with the following:

Affirmative - Jerry Carstens, Dean Hauschildt, Jack Farrell; Opposed - Marty Reiner, Jay Griggs, Carl Braunreiter. The motion died on a tie vote.

The next meeting was scheduled for October 22nd at the Courthouse.

Motion to adjourn by Jerry Carstens, seconded by Jack Farrell. Motion carried.

Submitted by,

Ed Hass
The meeting was called to order by Carl Braunreiter who then discussed the Wisconsin Economic Development Association Conference. One point of the conference involved interest in increasing the state tourism funds, because Wisconsin falls short of surrounding states. Other presentations were from Economic Development Directors from the city of Racine and Eau Claire County, which described the organizational structure, community support and goals and objectives of the corporations. News releases and press conferences were held on a regular basis for local information. It was suggested to computerize mailing lists and pledge supporters to keep up-to-date accurate information. Training sessions were held for those who were involved in fundraising and were organized into teams.

A program is being established to develop Federal Procurement procedures to encourage businesses to get involved in federal defense contracts. The Regional Planning Commission has conducted programs encouraging procurement of defense contracts.

Presentations were also given on the topic of the White House Conference on Small Business which listed the 200 primary interests of small business such as liability which also affects government. Other topics included the Changed World Economy regarding financial capitol transactions to stimulate economic growth. Forward Wisconsin also provided an update on activities.

Jerry Carstens discussed a meeting he attended at UW-River Falls involving a request for funds for Economic Development Education focusing on three groups including farmers, business and government. Seminars would be conducted focusing on Pierce and St. Croix County utilizing expertise from the university, government, industry and agriculture to encourage economic growth.

Steve Healy, General Manager of Pierce Pepin Electric Cooperative was present to discuss how they could work cooperatively with the Industrial Development Committee encouraging economic development. They would be willing to provide support and financial resources, and are in the process of developing an economic development plan for REA. Dairyland Power and Pierce Pepin Electric are working with communities in Pepin County to prepare promotional information and are funding printing of the literature.

Fundraising activities with local units of government were discussed with the following appearing to be supportive: Oak Grove, El Paso and Martell Townships.
Others still considering funding include the City of River Falls, and River Falls Township.

The city of River Falls is in the process of developing an Economic Development Corporation and wishes to secure additional land for an industrial park.

Ed Hass presented information on projected employment growth in service industries as a focus for longer range business recruitment efforts, as well as use of computer facilities for information processing and updating of industrial park and community facilities.

John Corey was present to discuss setting up the Articles of Incorporation and the interim Board of Directors. He has reserved the name of the Pierce County Economic Development Corporation. An initial framework needs to be set up including an initial Board of Directors, corporation name, length of existence, location of office, purposes, registered agent, and membership provisions. The organization would be non-stock - non-membership. A draft of Articles of Incorporation will be prepared for the next meeting.

There was discussion about the resolution presented to the County Board regarding the utilization of funds on a pro-rated basis as funds are generated. Pledge cards would be used as a means of securing support from contributors.

The preparation of literature was reviewed and discussed in terms of information and design.

Motion by Jerry Carstens to approve the appropriation not to exceed $1,000 for the cover and inserts for literature contingent upon revisions as discussed, seconded by Carl Braunreiter. Members of the committee are to respond in writing five days of receipt of the literature regarding approval of the motion and literature. The design and bid quotes for printing will be handed through staff at UW-River Falls.

Pledge cards were discussed and will be printed as an in-kind contribution by Jay Griggs.

The meeting adjourned at 10:50 p.m.

Submitted by,

Ed Hass, Pierce County Resource Agent
Present: Carl Braunreiter, Jerry Carstens, Dean Hauschildt, John Corey, Evelyn Ferneding, Marty Reinier, Jay Griggs, Ed Hass

The meeting was called to order by Carl Braunreiter. The September and October meeting minutes were reviewed. It was noted that Jay Griggs had also been present at the County Finance Committee Meeting supporting the development of the county economic development budget. With this addition there was a motion to approve the September and October minutes by Dean Hauschildt, seconded by Jerry Carstens. Motion carried.

There was discussion about the development of the Articles of Incorporation for the Pierce County Economic Development Corporation. John Corey reviewed the IRS exemptions for corporations including sections 501(C) and 501(C)(3). Specific language in the Articles were reviewed and discussed. The goals of the corporation will be included. It was suggested to have 12 members of the Board of Directors representing various areas including finance, legal, real estate, marketing, construction, local government, transportation, utilities, and community industrial parks. An Executive Committee would be selected from the Board of Directors. An Initial Board of Directors would be set up in order to have the Articles of Incorporation approved and By-laws developed.

Motion to approve the revised Articles of Incorporation by Jerry Carstens, seconded by Jay Griggs. Motion carried. The committee thanked John Corey for his assistance in drafting the Articles of Incorporation.

There was discussion about the cover design for the literature which is to be printed. Motion by Jay Griggs to approve the design depicting Pierce County projected away from the state outline, seconded by Jerry Carstens. Motion carried. There was then discussion of the literature content. Motion to approve the literature by Jerry Carstens, seconded by Marty Reinier. Motion carried.

Ed Hass described the bid specifications which were drawn up for the printing of the literature. Bids were received from Helmer Printing and from the River Falls Journal which were opened at the meeting. Bids for 1000 copies of the folder and the inside sheets were received from Helmers at a cost of $1,673.40, and from the River Falls Journal at a cost of $1,122.35. Motion by Jerry Carstens to accept the bid from the River Falls Journal for 1000 copies of the folder and inside literature at a cost of $1,122.35, seconded by Marty Reinier. Motion carried. Jay Griggs abstained from voting.

Evelyn Ferdening, Registered Land Surveyor with Owen Ayres and Associates, was present to discuss the types of projects they are involved in regarding industrial development. She has worked with the Eau Claire Economic Development Coordinator and with the Gateway Industrial Park on preliminary and final plats, drainage study and ordinance, and utility plans. She described the firm and the areas of specialization they have available.
It was noted that the City of River Falls and UW-River Falls have received a $15,000 planning grant through the Private Industry Council, and there may be interest in a countywide approach.

There was discussion about fund raising and the use of pledge forms. There is interest in getting three year pledges with one year donations. It is expected that pledges will need to increase in the second and third year. As compared to the 1987 budget, the budget for 1988 should be 150% and for 1989 should be 157%. The language on the pledge form and cover letter was reviewed with suggested changes.

Fund raising efforts were reviewed with the following pledges listed: Pierce County, $12,500; Rock Elm, $279.50; Elmwood, $704.75; Prescott, $2,800; River Falls, $7,825. Possible pledges included Clifton, $504; El Paso, $346; Martell, $416; and Oak Grove $470. Currently pledges totaled approximately $24,000. U.W.-River Falls will provide an office, access to a telephone, printing and $2,500 in cash.

It was suggested to try to get a listing of all businesses by type in the county for use in fund raising. Chambers of Commerce could be asked to contribute or solicit their help in generating contributions from downtown businesses. Motion by Dean Hauschildt to have committee members contact Chambers of Commerce to solicit help in fund raising provided Carl Braunreiter is the designee for Prescott, seconded by Jerry Carstens provided Jay Griggs is the designee for River Falls. Motion carried.

Motion to adjourn by Jerry Carstens, seconded by Dean Hauschildt. Motion carried.

Submitted by,

Ed Hass
Resource Agent
Pierce County

EH/bb
PRESENT: Carl Braunreiter, Jack Farrell, Greg Flogstad, Jim Anderson, Jerry Carstens, Peter Dahm, John Corey, Jay Griggs, Earl Gilson, Dean Hauschildt, and Ed Hass

The meeting was called to order by Carl Braunreiter. Minutes of the November 26th meeting were reviewed. Motion to approve by Jerry Carstens, seconded by Jack Farrell. Motion carried.

John Corey was present to discuss the formation of the Initial Board of Directors for the Pierce County Economic Development Corporation. This is a charter and a set of by-laws will be established to define election procedures for the Initial Board. Motion by Jay Griggs to approve the names of twelve individuals for the Initial Board of Directors of the Pierce County Economic Development Corporation, seconded by Jerry Carstens. Motion carried.

Carl Braunreiter presented a listing of the fundraising status. Committee members reviewed the status of fundraising and upcoming meetings with municipalities. Currently about 53% of the funds from municipalities has been committed.

The 1987 budget was reviewed in terms of in-kind contributions and funding. Currently $5,000 for in-kind contributions has been committed along with $24,573 in cash. The River Falls Chamber of Commerce has also committed $350.

The Private Industry Council may provide cash as well as secretarial staff under a training program. Lending agencies were reviewed for contacts for fundraising. A level of $20 per million dollar footing for lending institutions was determined as a goal. Targets for Chambers of Commerce and Commercial Clubs were suggested. Utility contributions were discussed in terms of cash contributions and program directed support, along with the gas companies and telephone companies. A letter will be sent to all realty firms requesting a $100 contribution.

There was discussion about the printing and distribution of literature to municipalities for recruiting. Motion to authorize payment of the bill for printing for the bid amount of $1,122.35 for the literature by Jack Farrell, seconded by Dean Hauschildt. Motion carried with Jay Griggs abstaining.

Motion to adjourn by Jerry Carstens, seconded by Jack Farrell. Motion carried.

Submitted by,

Ed Hass
Resource Agent, Pierce County
**ACTION ITEMS FOR COMMITTEE**

The following agenda for fundraising and contacts were identified.

<table>
<thead>
<tr>
<th>UTILITIES</th>
<th>CONTACT</th>
<th>$ REQUEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wisconsin Gas Company</td>
<td>Farrell</td>
<td>$4,000.00</td>
</tr>
<tr>
<td>St. Croix Valley Natural Gas Company</td>
<td>Carstens</td>
<td>2,000.00</td>
</tr>
<tr>
<td>Northern States Power</td>
<td>Braunreiter</td>
<td>6,000.00</td>
</tr>
<tr>
<td>Pierce-Pepin Electric</td>
<td>Braunreiter</td>
<td>6,000.00</td>
</tr>
<tr>
<td>ATT (Ray Strobel)</td>
<td>Griggs</td>
<td>Open</td>
</tr>
<tr>
<td>General Telephone Company</td>
<td>Braunreiter</td>
<td>1,000.00</td>
</tr>
<tr>
<td>Hager City Telephone Company</td>
<td>Farrell</td>
<td>250.00</td>
</tr>
<tr>
<td>Spring Valley Telephone Company</td>
<td>Braunreiter</td>
<td>250.00</td>
</tr>
<tr>
<td></td>
<td>(with Howard Murphy)</td>
<td></td>
</tr>
</tbody>
</table>

| LENDING AGENCIES                                |                  |            |

Funding will be requested at a level of $20 per million dollar footing.

| First National Bank River Falls (Dave Smith)   | Griggs & Farrell | $1,440.00 |
| Pierce County Bank & Trust (Ken Palmerscheim) | Griggs          | 1,320.00  |
|                                                 | (Gerry Bryan)    |            |
| River Falls State Bank (Donald Larson)         | Carstens         | 674.00     |
| Bank of Spring Valley & Plum City Branch (N. Thompson) | Braunreiter     | 564.00     |
|                                                 | (with Howard Murphy) |     |
| Hiawatha National Bank (Warren Oskey)          | Farrell          | 332.00     |
| First National Bank Maiden Rock and Bay City (Charles Martinek) | Farrell | 196.00     |
| First State Bank - Elmwood (Wayne Nohelty)     | Greg Flogstad    | 172.00     |
|                                                 | (with Lawrence Weber) |     |
| Durand Federal Savings & Loan (River Falls, Ellsworth, Spring Valley) | Griggs | $20.00/ million of footing |
| First Federal Savings & Loan Ellsworth (Sue Gulbranson) | Farrell | $20.00/ million of footing |
Menomonie Farmers Credit Union, River Falls (Dale Jensen)

REALTORS

All realtors in county

MUNICIPALITIES

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Person</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clifton</td>
<td>Braunreiter</td>
<td>$504.00</td>
</tr>
<tr>
<td>Diamond Bluff</td>
<td>Farrell - after</td>
<td>$252.00</td>
</tr>
<tr>
<td>Ellsworth Township</td>
<td>Farrell with</td>
<td>$646.00</td>
</tr>
<tr>
<td>El Paso</td>
<td>Reinier</td>
<td>$458.00</td>
</tr>
<tr>
<td>Gilman</td>
<td>Tyler</td>
<td>$381.00</td>
</tr>
<tr>
<td>Hartland</td>
<td>Tyler &amp; Farrell</td>
<td>$93.00</td>
</tr>
<tr>
<td>Isabelle</td>
<td>Farrell - after</td>
<td>$345.50</td>
</tr>
<tr>
<td>Maiden Rock Township</td>
<td>Reinier</td>
<td>$415.50</td>
</tr>
<tr>
<td>Martell</td>
<td>In budget</td>
<td>$470.00</td>
</tr>
<tr>
<td>Oak Grove</td>
<td>Come back</td>
<td>$279.50</td>
</tr>
<tr>
<td>River Falls Township</td>
<td>Griggs</td>
<td>$1,118.50</td>
</tr>
<tr>
<td>Rock Elm</td>
<td>Reinier</td>
<td>$279.50</td>
</tr>
<tr>
<td>Salem</td>
<td>Reinier</td>
<td>$362.00</td>
</tr>
<tr>
<td>Spring Lake</td>
<td>Reinier</td>
<td>$362.00</td>
</tr>
<tr>
<td>Trenton</td>
<td>Tyler &amp; Farrell</td>
<td>$286.50</td>
</tr>
<tr>
<td>Trimbelle</td>
<td>Braunreiter</td>
<td>$1,809.00</td>
</tr>
<tr>
<td>Union</td>
<td>Farrell</td>
<td>$714.50</td>
</tr>
<tr>
<td>Bay City</td>
<td>Reinier</td>
<td>$134.25</td>
</tr>
<tr>
<td>Ellsworth - Village</td>
<td>Reinier, Braunreiter</td>
<td>$755.25</td>
</tr>
<tr>
<td>Elmwood</td>
<td>In budget</td>
<td>$2,883.00</td>
</tr>
<tr>
<td>Maiden Rock</td>
<td>Farrell</td>
<td>$407.25</td>
</tr>
<tr>
<td>Plum City</td>
<td>Reinier</td>
<td>$7,850.00</td>
</tr>
<tr>
<td>Spring Valley</td>
<td>In budget</td>
<td>$1,118.50</td>
</tr>
<tr>
<td>Prescott</td>
<td>Committed</td>
<td>$1,118.50</td>
</tr>
<tr>
<td>River Falls - City</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PIERCE COUNTY INDUSTRIAL DEVELOPMENT COMMITTEE MEETING
Feb. 25, 1987
Courthouse, Ellsworth

Present: Carl Braunreiter, Jack Farrell, Jay Griggs, Marty Reiners, Jerry Carstens, John Corey, Tom Tyler, plus the following guests: River Falls Planner Peter Dahm, Pierce County Bank President Ken Palmersheim, President Pat Foley of the Ellsworth Industrial Development Corporation, Earl Gilson and Greg Flagstad of MRRPC, Steve Healy of Pierce Pepin Electric, and developer Joe Calderone.

Absent: Dean Hauschildt, Ed Hass

The meeting was called to order by Chairman Braunreiter at 7:11 p.m. Jay Griggs was asked to serve as secretary in the absence of Ed Hass.

Carstens moved and Farrell seconded a motion to approve the minutes of the previous meeting.

A discussion was held on the fundraising status, with each member reporting on his contacts since the last meeting. After adding the totals of funds committed to date, Braunreiter announced that $37,626 of the proposed $50,000 budget has been committed, including $29,126 cash. That amount represents 67 percent of what the committee is trying to raise.

Motion by Carstens seconded by Farrell to have Greg Flagstad send a letter to all businesses in the county bringing them up to date on what is happening with the committee and asking for financial support.

Motion by Carstens, seconded by Reiners to adjourn the committee meeting and move into the first meeting of the board of directors of the newly formed Pierce County Economic Development Corporation.

PIERCE COUNTY ECONOMIC DEVELOPMENT CORPORATION

Chairman Braunreiter called the meeting to order at 8:09 p.m.

Attorney Corey reported that the articles of incorporation are completed and will be mailed to the secretary of state on March 5 when the county issues the check for the filing fee.

The committee then spent approximately two hours drafting bylaws for the new corporation, with John Corey reading them into his dictating machine. He will type them up and send them to members for further discussion at the next meeting.

On a motion by Carstens seconded by Reiners, the meeting adjourned at approximately 10:20 p.m.

Respectfully submitted, Jay Griggs
acting secretary
Present: Carl Braunreiter, Larry Hoolihan, John Corey, Jerry Carstens, Steve Healy, Dean Hauschildt, Ed Hass

The committee reviewed the fund raising status of the Economic Development Corporation. A secretary can be supplied through the Private Industry Council for a 12-16 week period for on the job training, after which they would secure other employment. The position would then be refilled by another. The value of the service would be $3,792 if they were to start in June. If a position is not found for the individual, the cost of the position would be absorbed by the corporation. Other contributions were reviewed and potential contributors discussed. A letter to contributors was reviewed which will be sent.

On April 23 Wisconsin Bell will present the results of their Business Retention Study for the River Falls Area.

PIERCE COUNTY ECONOMIC DEVELOPMENT CORPORATION
Initial Board of Directors Meeting
March 25, 1987

There was discussion about the requirement for complying with the open meeting law. John Corey stated that it is not necessary for this corporation to comply with the open meeting law requirement. Indemnification of corporation members and tax exempt status will be taken care of by the Permanent Board of Directors. The proposed By-Laws were reviewed. There was discussion about the Economic Development Coordinator position.

Submitted by Ed Hass
PIERCE COUNTY INDUSTRIAL DEVELOPMENT COMMITTEE MEETING
APRIL 22, 1987
Courthouse


The meeting was called to order by Carl Braunreiter. Agenda items were reviewed. The February 25th meeting minutes were reviewed. Motion by Jerry Carstens to approve the minutes, seconded by Jay Griggs. Motion carried.

The fundraising status was reviewed from governmental, business, and private sources. Motion by Dean Hauschildt to approve the fundraising report and to move into the development of the corporation, seconded by Jerry Carstens. Motion carried.

There was discussion about the upcoming Economic Development Conference in LaCrosse on May 4. Motion by Jerry Carstens to approve sending a delegation of two committee members to the May 4th conference, seconded by Marty Reinier. Motion carried.

There was discussion about the future direction of the Industrial Development Committee after the Corporation is up and running, particularly in regard to tourism as a means of economic development. Once the Board of Directors of the Corporation are functioning a meeting will be held with the Industrial Development Committee and other groups such as the Parks Committee.

The Committee reviewed names submitted for the permanent Board of Directors for the Pierce County Economic Development Corporation.

Motion by Dean Hauschildt to endorse the list of names submitted, seconded by Tom Tyler. Motion carried. Motion to adjourn by Jerry Carstens, seconded by Marty Reinier. Motion carried.

Submitted by,

Ed Hass, Resource Agent
Pierce County
PIERCE COUNTY ECONOMIC DEVELOPMENT CORPORATION
Board of Directors Meeting
July 15, 1987
Courthouse, Ellsworth

Present: Carl Braunreiter, Dolores Radtke, Jay Griggs, Al Piepgras, Paul Schwebach, Ed Hass, Pat Foley, Steve Healy, Dick Darr, Ron Kocher, Chuck Brown, Peter Dahm (by telephone)

Chairman Carl Braunreiter called the meeting to order. Agenda items were reviewed and approved. The May 6th meeting minutes were reviewed and spellings corrected.

Motion by Jay Griggs to add Ron Kocher to the Board of Directors of the Pierce County Economic Development Corporation, seconded by Dolores Radtke. Motion carried.

A financial statement was presented and discussed by Carl Braunreiter including the status of cash in hand, cash pledged and in-kind contributions. Budget status for the balance of the year was discussed.

There was discussion about indemnification for the corporation. The County Insurance carrier will not provide coverage. The City of River Falls and Pierce-Pepin Electric Cooperative are researching the new law Wisconsin Act 13 for their application. The law should reduce the cost of indemnification coverage.

The status of fund-raising efforts were reviewed. Jeff Oskey resigned as Treasurer. It was proposed to have five individuals located regionally throughout the county to work closely with the Treasurer in fund-raising. Each of these five will select five more individuals from their respective areas.

There was discussion about consistency in annual fund-raising efforts. It was suggested to meet with the County Towns Association in late summer for a status report and in preparation for next year's request. It was also suggested to request a greater appropriation from the County. A strategy needs to be developed for fund raising.

Minutes of the May 6th Board meeting were reviewed. Motion to approve by Jay Griggs, seconded by Steve Healy. Motion carried.

The financial report discussed was approved on a motion by Paul Schwebach, seconded by Dolores Radtke. Motion carried.

Approval was made of the proposed fund raising committee structure to be headed by the Treasurer, with a committee of up to five regional representatives who would select a sub-committee of five for each region of the county on a motion by Steve Healy, seconded by Paul Schwebach. Motion carried. The committee members include Jay Griggs and Steve Healy, River Falls; Dolores Radtke, Elmwood; Ron Kocher, Maiden Rock Area; Pat Foley, Ellsworth; Carl Braunreiter, Prescott area.
Dolores Radtke, Chair of the Personnel Committee reviewed the status of selection procedure for an Executive Director. A position description was developed along with an application form, resume evaluation, interview evaluation and procedure for selection. Motion to accept the Personnel Committee Report by Steve Healy, seconded by Paul Schwebach, motion carried.

There was discussion about replacing the Treasurer of the Corporation who resigned. Dolores Radtke nominated Paul Schwebach as Treasurer, seconded by Dick Darr. There were no other nominations. Paul Schwebach was approved by the Board as Treasurer.

There was discussion about the necessity of bonding the Treasurer. It may be possible to extend his existing bonding status to this organization. Motion by Dolores Radtke to have Paul Schwebach check into his current bonding status to determine if it would apply to the Corporation, seconded by Jay Griggs. Motion carried.

There was discussion about establishing a depository to keep the funds for the organization which could be moved annually to all of the banks that contribute. Motion by Dolores Radtke to have the Treasurer determine the depository for the Corporation funds for the first year with a rotation basis established to move the funds to another bank annually so all contributors act as a depository over time, seconded by Steve Healy. Motion carried. Motion by Jay Griggs to establish a procedure requiring two signatures of the four Corporate Officers to sign checks for corporate expenses, seconded by Dolores Radtke. Motion carried. Motion by Steve Healy to direct the Treasurer to open an interest bearing account at the First National Bank in River Falls for corporate funds, seconded by Jay Griggs. Motion carried.

Motion to adjourn by Jay Griggs, seconded by Steve Healy. Motion carried.

Submitted by,

Ed Hass
Resource Agent
Pierce County

EH/bb
INDUSTRIAL DEVELOPMENT COMMITTEE MEETING  
May 5, 1988 - 6:30 p.m.

Attendees: Jeff Martinka, Carl Braunreiter, Dick Wilhelm, Tom Tyler.
Recorder: Carl J. Braunreiter

The purpose of this meeting was:
1) Election of Officers
2) Discussion of future direction
3) Support of the PCEDC

Election of Officers:
Tom Tyler nominated Carl Braunreiter for Chairman. Dick Wilhelm seconded the nomination. Carl Braunreiter was elected by a unanimous ballot.

Tom Tyler nominated Dick Wilhelm for Vice-Chairman with a second by Carl Braunreiter. Dick Wilhelm was elected by a unanimous vote.

Discussion of Future Direction:
The committee discussed the possibility of organizing a tourism program but this idea was dropped because it was felt we did not have adequate hotel, restaurant and recreational facilities to cash in on a promotion program. This may be reviewed at a later date if the development corporation is successful at developing the support facilities. The committee decided it will remain dormant with the exception of supporting the Pierce County Economic Development Corporation.

Support of Pierce County Economic Development Corporation:
The funding of the Pierce County Economic Development Corp. was reviewed. Carl Braunreiter mentioned the current conditions of Pierce County's support is awkward. The problem is the county supplies 25% of the funding for a projected budget only after the first 75% has been raised. This restriction results in the corporation raising money even when on-hand cash does not warrant the fund raising. This situation evolved from the fact that 1987 was a partial year of operation and cost of operation was under forecast and a substantial balance was carried forward. Carl suggested that in the future the County should contribute concurrently to the Pierce County Economic Development Corp. and the funding levels should be adjusted relative to fund raising efforts but never to exceed 49%.

It was decided this subject will be reviewed again in a July meeting for a recommendation to the County Board.
MINUTES
PIERCE COUNTY
INDUSTRIAL DEVELOPMENT COMMITTEE MEETING
JULY 27, 1988

Committee Members Present: Carl Braunreiter (Chair), Dick Wilhelm. Committee Member Absent: Tom Tyler. Also Present: Debra Wojtowski, Jeff Martinka.

Call to Order: Committee Chair Carl Braunreiter called the meeting to order at 5:10 p.m. in the County Boardroom of the Pierce County Courthouse.

Pierce County Economic Development Corporation County Support Resolution Discussion: Carl Braunreiter asked Jeff Martinka to summarize the funding status of the PCEDC. Martinka distributed copies of the Corporation's investor list and 1988 budget. Martinka also distributed copies of development corporation budgets from other Wisconsin counties as prepared by the Wisconsin Department of Development. Braunreiter then asked Debra Wojtowski to review the draft amendment to County Board Resolution No. 86-25 (attached). Ms. Wojtowski reviewed the changes in the resolution as drafted. In particular, she noted that the document included concurrent funding of the Corporation for fiscal year 1989 as well as an increase in the percentage of budgetary support received by the Corporation from Pierce County. That support would increase, according to the resolution amendment, from 25% to 35%, starting in fiscal year 1989.

After reviewing the resolution and recommending that the concurrent funding be specified as funding on a quarterly basis, Dick Wilhelm moved that the resolution be amended as changed and sent to the County Board for discussion. Carl Braunreiter seconded the motion, which passed.

Adjournment: Dick Wilhelm moved that the meeting be adjourned at 5:35 p.m., Braunreiter seconded the motion, which passed.

Submitted by:

Carl Braunreiter, Chair
(as prepared by Jeff Martinka)
INDUSTRIAL DEVELOPMENT COMMITTEE
July 9, 1990

The meeting was called to order at 6:30 by Marilynne Felderman-Baldwin. Richard Wilhelm-present; Tom Tyler-absent.

The committee reviewed the functions of the committee as described in the county board Rules, noting that tourism is one of the many areas to be promoted, and then discussed the need to establish goals for the committee for 1990-92.

The committee discussed the structure for funding the Pierce County Economic Development Corporation and other development projects. A specific issue to be researched concerns the why and how of funding for the industrial park in the St Croix County portion of the City of River Falls. The committee reviewed the schedule for planning and budgeting for 1991, as provided orally by clerk Dave Sorenson. The committee intends to pull together various development projects, besides the Corporation, and present a coordinated plan and budget to the Finance Committee and County Board.

To determine more clearly what the wishes of the citizens of the County are regarding economic development, the Committee will hold a public meeting September 5. Specifically invited to address development needs will be the Pierce County Economic Development Corporation, the Minnesota Archaeology Institute (Indian mounds), and Historical Societies in Pierce County.

The Committee will meet at 8:45 that same evening, to prepare for the budget submission on September 24.

Meeting adjourned.

Marilynne Felderman-Baldwin
Richard Wilhelm

NOTE: The Public Hearing will be 7:00 to 8:30 Wednesday, September 5, place to be announced.
PIERCE COUNTY INDUSTRIAL DEVELOPMENT COMMITTEE AGENDA

Wednesday - September 5, 1990 - 8:45 p.m.

Multi-purpose Room - New County Office Building - Ellsworth

1. Review minutes of last meeting

2. Discuss the public meeting on Economic Development and committee's charter and goals; approve action required.

3. Approve 1991 budget

4. Adjourn

File Copy
County Clerk's Office
INDUSTRIAL DEVELOPMENT COMMITTEE  
MINUTES: September 5, 1990 Public Meeting

Committee Members present: Felderman-Baldwin, Tyler, Wilhelm.  
Others: Attached.

Representatives from the Pierce County Economic Development Corporation, the Institute for Minn. Archaeology, Wisconsin Indian Head Country, and the Pierce County Historical Association briefed the Committee on their operations, key successes, resources needed for 1991 and how Pierce County funding supplemented those resources.

Attendees expressed support for the various organizations' efforts in fulfilling economic development and promoting tourism. Peter Dahm gave a thank you to the full County Board of Supervisors for its support, economic and otherwise, of economic development.

Dean Hauschildt, former Mayor, Prescott: Individually, communities cannot do as well as a unified group. Continuity of effort is important as is reducing competition among county units.

Blaze Cunningham, Co-owner, Crystal Cave, Spring Valley: County needs a unified effort for all attractions, remembering tourist dollars are spent on gas and diapers too.

Dennis Carstens, President, River Falls Economic Development Corporation: County effort is a catalyst, because a few dollars generates much more in payroll and taxes.

Dick Rieg, Director, River Falls "Main Street" Project: Positive actions have occurred because of county involvement in tourism (through the Pierce County Economic Development Corporation).

Peter Dahm, Planner, River Falls: County support, along with private and other governmental dollars, are essential because development is a long-term effort.

David Christensen, Goodhue-Pierce County Archaeological Society, Diamond Bluff: There are many Pierce citizens active in archaeological work of the Minnesota Institute; this is fully supported by the Wisconsin Archaeologist, who appreciates the need to share the two sides of the extremely rich Mississippi River.

Ed Hass, County Resource Agent: There are many clubs such as snowmobilers and vintage car buffs who could be tapped to help in developing ideas for tourism.

The public meeting was adjourned by Chairperson Felderman-Baldwin.

File Copy  
County Clerk's Office
MINUTES: September 5, 1990 Committee Meeting

The meeting was called to order. Minutes of the July 9 meeting were approved.

Budget requests for four organizations were reviewed and approved as follows:

<table>
<thead>
<tr>
<th>Organization</th>
<th>Previous</th>
<th>Request</th>
<th>Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>MN Archaeology Society</td>
<td>1,500</td>
<td>1,800</td>
<td>1,800</td>
</tr>
<tr>
<td>Historical Society</td>
<td>0</td>
<td>2,500</td>
<td>500</td>
</tr>
<tr>
<td>WI Indian Head</td>
<td>650</td>
<td>450</td>
<td>450</td>
</tr>
<tr>
<td>Econ Development Corp</td>
<td>26,250</td>
<td>26,250</td>
<td>26,250</td>
</tr>
<tr>
<td>TOTAL</td>
<td>28,400</td>
<td>31,200</td>
<td>29,200</td>
</tr>
</tbody>
</table>

Richard Wilhelm moved that the Budget be approved, as listed, plus an in-kind donation of office space and excess equipment, if available, be made for the Historical Society. Seconded by Tyler. Motion passed.

The Committee asked Bill Warner of the Economic Development Corporation to brief his Tourism Committee of suggestions and specific comments made earlier in the public meeting.

The meeting was adjourned.
Industrial Development Committee Public Mtg Sept 5 (7PM)

Vivianne Felderman - Baldwin
Richard Wethman

Bill Warner (REDC)
Mark Genderman

Larry Smith (UW-RF) P.O. Bldg. UWO-RF 5402

Ed Hoss - CA. RESOURCE AGENT ELLSWORTH

Bill Kirk

Blake Cunningham J.Calif. Cave, S.V.

Dean Hardwick

Dennis Carstens

Dick Ried

Wayne Dummer

Peter Sanford

Pat Wiff

Clark Dutts

David Christensen

File Copy

County Clerk's Office
INDUSTRIAL DEVELOPMENT COMMITTEE AGENDA

Tuesday - January 15, 1991 - 9:00 p.m.

Call to order

Approve minutes of previous meeting

Discuss funding of M.R.R.P.C.

Approve resolution regarding Prescott Tourist Center
Committee Members present: Felderman-Baldwin, Wilhelm; Tyler arrived late.

Minutes of the September 5 public meeting and committee meeting were read and approved.

Funding of the Mississippi River Regional Planning Commission was discussed, but no action taken. Members will check into fund levels and other support given and received from the MRRPC.

A resolution regarding the proposed Prescott Tourist Center was drafted.

The Chair reported that the grant for architectural aid for the Maiden Rock "Old School House" had been submitted by the Village, along with the letter of support she'd written--copies of which were sent previously to Committee members. She also asked whether the Committee needed to encourage county businesses to initiate more "sales to privates" in light of the County Government not supplying certain services and supplies; no action taken.

The meeting was adjourned.
Committee members present: Felderman-Baldwin, Tyler, Wilhelm.

Minutes of the January 15 meeting were read and approved.

Pierce County participation in the Mississippi River Regional Planning Commission (La Crosse) was discussed. The annual fee is based on Pierce’s equalized valuation, about $8300; there is another $1000 to support our three commissioners’ meeting participation. Recently, there were additional fees charged for MRRPC’s consultation on the County’s Pavement Management System ($2500) and Prescott’s City Plan (sum unknown).

St. Croix & Dunn counties belong to the West Central Wisconsin Regional Planning Commission (Eau Claire); many Pierce economic considerations involve the West Central area. (1) Ease of operation and efficiency, (2) quality of reports, and (3) geographic interests may be reasons for Pierce County to consider alignment with West Central than La Crosse. The Committee reviewed a letter from the Corporation Counsel re: procedure and costs of resigning from a Regional Planning Commission. The Committee asked for West Central’s fee to compare costs and decided to wait until the annual report and plan were presented by the MRRPC to see if its services are improving, prior to making any decisions.

Pierce County Economic Development Corporation Executive Director Bill Warner briefed the Committee on the "Wisconsin Development Fund-Economic Development Program."

The Committee reviewed a draft letter to Pierce County businesses and individuals encouraging them to provide construction service and materials. After discussion, the Committee decided there was no need to alert private enterprises and citizens that county government does not sell or otherwise provide these services and materials to “privates.” The Committee decided also not to ask the Pierce County Economic Development Corporation to send out such an announcement or to hold a meeting/seminar on the subject.

In Old Business, the Committee formally approved and recommended the Board of Supervisors vote immediately on the resolution regarding the proposed Prescott Tourist Center drafted at the January meeting.

The meeting was adjourned.
INDUSTRIAL DEVELOPMENT COMMITTEE AGENDA

September 16, 1991

8:30 P.M. - County Board Room

Call to order
Approve minutes of previous meeting
Evaluate and approve budgets for 1992
Approve 1991 overall Economic Development Program Report
Old business
New business
Adjourn

File Copy
County Clerk's Office
Chairman Marilynne Felderman-Baldwin called the public meeting to order, with Committee members Tom Tyler and Dick Wilhelm present. Attendees signed in per attached sheet; two letters were on hand (attached).

The Pierce County Economic Development Corporation, represented by its President Don Piepgras, gave an overview of its accomplishments. Then Executive Director Bill Warner introduced part-time research assistant Mary Thorien and more fully described the organization's goals and progress. Jean Place Cunningham, PCEDC Board and chair of the 12-member Tourism Committee, listed the strong achievements of her volunteer group's effort to gather and publish information for tourists, to develop attractions, to support the Visitor's Center in Prescott, to use UW-Stout and other services to stretch their own time and dollars, and to locate non-tax funding for brochure printing and other initiatives. The $6,000 increase in budget request, the first since 1988, is to further expand the tourism effort and to explore aids to development such as financing.

George Grajkowski noted that only 50 businesses were mentioned in the brochures developed so far.

President Reta Sanford and Director Ursula Peterson represented the Pierce County Historical Association. Their membership is 223. Their new space in the Courthouse is great; they've had 50 visitors in 3 months. An estimated 5000 people went through the Schoolhouse on the Fairgrounds. They've had substantial donations during the past year and need more archival storage items and supplies. The budget request is for $1,000.

Kim Breakey, Minnesota Institute for Archaeology, listed her organization's goals as site stewardship, educational opportunities for the public, and long-term research. The $1800 budget request makes a $10,000 grant available. Monies contributed already have protected an important archaeologic site in the county!

Lester Hines, Ellsworth Economic Development, noted that the PCEDC is helping villages and towns and believes that the County has not touched the surface on tourism and camping.

Roy Finley, Great River Road Commission, stated that tourism and industrial development are extremely important and that the PCEDC Tourism group is doing a great job. He reported that a scenic byway is hoped for and in 1992, bridges and roadway will be repaired between Prescott and Hager.

Bill Schroeder, Trenton Industrial Development Corporation, believes priorities must be to work together with the Red Wing Airport Commission, to ensure new rules don't adversely impact a newly-recruited business, and to look at our fee structure which might discriminate against large buildings.

The public meeting was adjourned at 8:30 p.m.
To Surry County Economic Development
meeting
I have a couple questions and a comment or two to make.

How would Ellsworth treat Sam Walton (head of Walmart) if he drove into Ellsworth unannounced in his old Chevy pick-up?

How would Sam be treated if he came unannounced? Would half the merchant be afraid that he would put up a Walmart Store and put them out of business?

One of the comments I read about Ellsworth from the group that visited the village from Guilford was unfriendly and rude.

Let's turn that around to people that are friendly, upbeat attitude and go the extra mile for everyone. Smiles, cheerfulness and a little time will do the trick.

Cost next to nothing. Benefit untold.

People may wonder what is the drinking water in Surry County but we won't tell. Business will increase, Industrial will want to move here, I guarantee it.

Ed Jacobs

P.S. Holding the taxes down would be a big plus too.
Industrial Development Public Hearing
Sept. 16, 1991  8:00 p.m.

Don Pigeon
Mary Morin
Peter W. Dalton
Jean Place Cunningham

PCEDC + St. Croix Valley Naturalist
PCEDC
PCEDC + RFEDC + City of River Falls
PCEDC, Tourism Committee, Crystal Cave

Bill Warner
Roy E. Lindsey
Rexine Herms

Pierce Co. Historical Association
Pierce Co. Hist. Association
Pierce Co. Development Corp.

stopped by, near the end: George Pataja

Letters from:  Ed Jakes
Dick Pieg, Main Street River Falls
August 28, 1991

Marilyn Felderman Baldwin, Chair
Industrial Development Committee
Pierce County Economic Development Corporation
MFB Corp, 106 Kennedy
River Falls, Wisconsin 55022

Ladies and Gentlemen:

I am a volunteer member of the Pierce County Economic Development Corporation Tourism Committee (PCEDC). I am writing to express my support for continuing and increasing PCEDC tourism initiatives.

To date the tourism committee has accomplished several enviable projects: publishing a variety of informative brochures; obtaining a U-W Stout analysis of county tourism opportunities; placing regional promotional ads; developing a logo and slogan; and more. The committee has sparked countless other ideas and improved the "information loop" among those on the tourism committee.

The upshot of this is that the county is actually beginning to manage its tourism. Much more can and needs to be done to reap benefits from visitors who could spend even more time and more dollars in Pierce County.

I trust you will lend your support to the suggestions made by Jean P. Cunningham, Tourism Committee Chairperson; and Bill Warner, Executive Director for PCEDC. Both Bill and Jean have clear ideas of how we can better manage noninvasive tourism for Pierce County. I agree with their view that the tourism committee needs a dedicated budget that will support greater promotional and advertising efforts in 1992. And, if Pierce County is serious about visitors and tourists, Bill Warner's staff should include at least a part-time tourism management position.

A dedicated promotional and advertising budget and a dedicated manager will keep Pierce County's tourism efforts on track in 1992.

Very truly yours,

Dick Rieg
Program Manager
INDUSTRIAL DEVELOPMENT COMMITTEE MEETING
September 16, 1991 8:30 pm--County Board Room

Chair Marilynne Felderman-Baldwin called the meeting to order, with members Tom Tyler and Dick Wilhelm present. Wilhelm moved, Tyler seconded approval of February 5, 1991 minutes--approved.

Wilhelm moved, Tyler seconded changing responsibility and funding for WI Indianhead Country Inc.'s tourism efforts to the Pierce County Economic Development Corporation. Approved. (Letter attached.)

Funds requested:

<table>
<thead>
<tr>
<th>Organization</th>
<th>Requested</th>
<th>Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pierce County Historical Association</td>
<td>$1000</td>
<td>$750</td>
</tr>
<tr>
<td>Pierce County Economic Development Corporation</td>
<td>$32,250</td>
<td>$29,250</td>
</tr>
<tr>
<td>WI Indianhead--added to PCEDC</td>
<td>$650</td>
<td>$650</td>
</tr>
<tr>
<td>Minnesota Institute for Archaeology</td>
<td>$1800</td>
<td>$1800</td>
</tr>
<tr>
<td>Mississippi River Regional Planning Commission</td>
<td>$9129</td>
<td>$9129</td>
</tr>
<tr>
<td>Committee Administration</td>
<td>$500</td>
<td>$500</td>
</tr>
</tbody>
</table>

Total Requested: $45,329
Total Approved: $42,079

Wilhelm moved, Tyler seconded approval of the cut budget requests totaling $42,079 for economic development & regional planning. Motion carried.

The Committee reviewed the 1991 overall Economic Development Program Report from the Mississippi River Regional Planning Commission. Marilynne reported talking with Director Flugstad who said the Commission was begun in the mid-70s and that federal and state funding priorities have changed since then. Marilynne believes the Report is meant to be a "boilerplate" which remains basically unchanged, as it is a requirement for the Commission to get its federal and state funding. The Committee noted that the Commission appears to be geared to "economically depressed" counties, and that of the 9 counties in the region, Pierce is the least "economically depressed" and thus, not eligible for certain programs and services. Dick noted that the Commission had charged $2,500 for the Pavement Management System report.

The Committee reviewed the process provided by the Corporation Counsel for withdrawing from a regional commission and the fee structure of the West Central Regional Planning Commission. There is no way NOT to participate in MRRPC in 1992. Wilhelm moved, Tyler seconded that the Committee pursue dropping/retaining membership in the Mississippi River Regional Planning Commission in time to withdraw before 1993 deadline (April or May meeting). Motion carried.

The Committee agreed that the Resolution to participate in and fund the 1992 MRRPC is just a gesture. Wilhelm moved, Tyler seconded the Committee recommend adoption of the Resolution to the full Board of Supervisors at the September second reading. Carried.

There being no further business, the meeting was adjourned.
June 17, 1991

Ms. Marilynne Felderman-Baldwin  
106 Kennedy  
River Falls, WI  54022  

Dear Ms. Felderman-Baldwin:

Pursuant to your suggestion at the Economic Development Corporation's Tourism Committee meeting of May 22, the Committee discussed Wisconsin Indianhead Country, Inc. and Pierce County's ongoing participation in their advertising campaigns. This discussion took place at our meeting of June 12.

The Committee concurred with the need to update both the graphics and text of the Pierce County pages in the travel directory. The Committee also noted its recent selection of a Pierce County tourism slogan and logo, the beginning of a promotional campaign, and the need for close coordination of effort, both at the local and regional level. The Committee did feel that the advertisement in the Indianhead Country tourism publication was worthwhile, particularly if we are able to expand Indianhead staff understanding of Pierce County attractions.

As a result, the Committee voted unanimously to recommend that Pierce County continue its sponsorship of ad pages in the Indianhead Country publication concurrent with delegation of funding and responsibility for ad placement and content to the Economic Development Corporation Tourism Committee.

This will help us ensure consistency with our other promotions. It will also provide some leverage for the Committee to inform Indianhead about our attractions and promotional strategy, and hopefully lead to a more aggressive posture on their part regarding Pierce County and a greater return on the County's investment.

This recommendation was moved by Ed Hass, seconded by Loretta Richman and approved without dissent.

Please let me know if you have any questions or if I can provide other details. Many thanks for your interest and kind consideration.

Sincerely,

PIERCE COUNTY ECONOMIC DEVELOPMENT CORPORATION

Bill Warner  
Executive Director

cc: Jean Place Cunningham, Chair, Tourism Committee  
Don Piepgras, President
Chair Petaja called the meeting to order at 7:10 p.m. **Members present:** Brown (joined in progress). **Members absent:** Truax. **Others present:** Warner (Pierce County EDC).

Petaja asked about who in the past had prepared Committee budgets and whether per diem was provided for meetings; Warner was uncertain but suspected that the previous Chair was responsible.

Warner provided an outline of current Economic Development Corporation activities and special projects.

The proposed countywide Loan fund will be discussed by area lenders on Wednesday, May 27, at 10:00 a.m. at the Pierce County Bank & Trust building in Ellsworth; Petaja and Brown will try to attend.

The EDC building project has generated some building plans for the EDC's library, and Durand Builders has expressed interest in building additional industrial space. The EDC is working on creating a partnership network to help cover the building's carrying costs (debt service, insurance, maintenance, utilities) should an extended vacancy period occur.

Warner has prepared initial drafts of a format and narrative for a county "developers' guide" and provided copies to Zoning Administrator Raith and Land Management Committee Chair Rohl for comment; the purpose of this project is to clarify county expectations of developers and other permit applicants and encourage a more efficient process. Similar guides are also intended to be produced for each municipality in the county.

Petaja noted the interrelationships among county government and other activities to economic development and the business climate, noting the impact on businesses from education quality, highways, law enforcement, utility infrastructure, community spirit, and so on. The Committee discussed the importance of reworking the current zoning code and considered other improvements that could take place prior to a complete redrafting, such as creation of light and heavy industrial zones in place of the single industrial zone currently authorized. Other situations that may need accommodations include small farm- and home-based production businesses. The committee explored potential negative connotations to the term "industrial" and the possibility of using performance standards, such as measurements for emissions, vibration, heat, light, noise, dust, traffic, and so on as a means for evaluating development proposals.

The EDC marketing plan has identified several potential target industry segments, namely wood products, plastics, metalworking, and food processing based on existing expertise, support businesses, and development potential; targeted promotions are intended for a future time. While many companies in these segments are EDC clients currently, Warner noted that location inquiries from companies in a wide range of industries have been received.
The Committee discussed potential membership on the EDC Board of Directors. Warner noted that three Supervisors were EDC Directors last year and suggested it would be appropriate for the Chair and other Committee members to be considered for EDC Board membership. Petaja noted an absence of an education representative on the EDC Board and recommended that such a Director be nominated. The EDC Board is authorized to have 25 members, and there are some vacancies; Warner will convey the discussion to the EDC Executive Committee. Warner also suggested that Committee members can play supportive roles similar to EDC Directors in terms of identifying local or county businesses in need of assistance, noting local development projects or needs requiring attention, and participation on EDC committees. Petaja has attended EDC Visitors' Committee meetings in recent months.

Warner will also provide meeting notices, other announcements, and copies of materials for EDC Directors to all members of the Industrial Development Committee. The Committee also discussed the Foley-United expansion project in River Falls and the need for confidentiality in dealing with some industrial prospects.

Brown suggested that environmental impacts of proposed developments and new industries be considered. Warner noted that local development corporations typically have concerns in this area and ask about a prospect company's emissions, sewer system discharges, solid waste disposal requirements, and so on in the course of their evaluations. In addition, Department of Natural Resources regulations apply to existing and new industries. Warner outlined the DNR permitting process that Wisconsin Frac Sand of Maiden Rock went through in the course of their development project as an illustration. Brown and Petaja noted the outstanding quality of life present in Pierce County.

Warner suggested that the Committee consider preparation of an economic development plan for the County as preparation for applications to the Wisconsin Development Fund. This includes preparation and public hearings for a Citizen Participation Plan in addition to the development plan. The Wisconsin Housing & Economic Development Authority has recently created a Target Area Fund to guarantee loans for business expansions in target areas; the County can designate such areas to make area businesses eligible, and these designations could be part of the overall development plan. Brown suggested that preparation could occur along with a county land management plan. Warner noted that the combination of an updated zoning code plus a land management plan would help provide direction to prospective businesses seeking locations in the County. Warner suggested that a July start on this project may be appropriate, and might include public hearings in several locations around the county; Petaja requested a summary of what would be involved in that process.

Petaja will attempt to attend EDC Executive Committee and full Board meetings for introductions. Next committee meeting will be announced at a later date.

The meeting was adjourned at 9:18 p.m.
Chair Petaja called the meeting to order at 7:05 p.m. Members present: Truax, Brown. Others present: Warner.

The Committee discussed the proposed resolution 92-15 relative to the Hudson Visitor InformationCenter. The former and present alignments of exit and entrance ramps were discussed, along with state plans for reconstruction of the Center and the lack of activity in proceeding with those plans.

Truax moved approval of the resolution, Brown second and agreed to.

Meeting adjourned at 7:12 p.m. by motion of Brown, second of Truax.
Call to order

Approve resolution relative to I-94 Visitor Information Center

Adjourn
Chairman Petaja called the meeting to order at 7:25 p.m. Present: Truax. Absent: Brown. Others present: Warner.

County tourism support. Truax outlined specifications relative to the county board's $10,000 grant to the Economic Development Corporation for tourism development and promotion in 1993. These include a requirement that these funds be spent within Pierce County; are not to be spent on salaries; and that funds be matched $1 for every $2 of county funds. Warner suggested that a separate account be maintained so that the County Board can be assured that conditions are complied with.

The Committee discussed the status of the Prescott Visitor Center, Warner noting a City Council meeting next Monday night and the progress of various funding options. Warner also noted that a prospective purchaser of the former River Hills facility in Prescott may donate a downtown storefront to the City, which could offset some of the budget pressure felt by the Council. Warner outlined the possibilities for a historical museum in the facility and Truax suggested that greater support of the Historical Society was needed. Petaja suggested that Warner consult the Finance Committee minutes for specific grant conditions.

Warner outlined proposed tourism-related projects for next year as discussed at the Corporation's Visitors Committee meeting, including local topical brochure reprinting, creation of a "lure piece" for out-of-town distribution, displays at the Menomonie I-94 rest area and Willow River State Park, and Prescott Visitor Information Center equipment & furnishings needs. Truax suggested that in-kind contributions towards those needs would be eligible as match for the County grant. Warner noted the possibility of utility company financial assistance for brochure printing. Petaja described a Rice Lake sister city promotion in Japan where the City was staffing a house built in Japan for information purposes. It was suggested that the process of establishing sister city, or sister county, relationships be investigated for future review.

Workers' compensation. Truax noted recent news coverage about recent workers' compensation system and rate improvements in Minnesota, and noted the decline in the magnitude of Wisconsin's advantage.

Wisconsin Development Fund hearings. Possible sites and timing for Wisconsin Development Fund-qualifying hearings were discussed, including Spring Valley/Elmwood; Ellsworth; Bay City/Maiden Rock; Plum City and eastern/southeastern townships; Diamond Bluff, Trenton & Trimble Townships; and Clifton, Oak Grove and River Falls Townships. Prescott and River Falls Plan Commissions will be consulted to see if there is a desire to hold local hearings on the county plan; if not, local plans in place will be incorporated into the County plan.

The next IDC meeting will discuss specific requirements, objectives, and participation of others (e.g. Regional Planning Commission). Petaja asked that the Land Management department be consulted to coordinate efforts relative to the draft request for proposals in preparing the comprehensive land use plan. Warner will research alternative scenarios and report to the committee at the next meeting.
Regional Planning Commission membership. The Committee discussed advantages and disadvantages of belonging to the Mississippi River and West Central Wisconsin Regional Planning Commissions. Warner noted the natural Mississippi River-based tourism linkage with other river counties, and also distributed a list of regional government office locations governing Pierce County [attached]. Warner also noted that the Corporation receives publications from both since River Falls lies in both Pierce and St. Croix Counties. Petaja requested that Committee members receive copies of comparable publications from the West Central Wisconsin commission. Petaja noted the close linkage of the County with the Twin Cities metro area. Truax inquired as to the county's inclusion in the Twin Cities Standard Metropolitan Statistical Area, Warner replying that only St. Croix is part of the SMSA in Wisconsin.

OEDP approval. A resolution approving the Overall Economic Development Plan submitted by the Mississippi River Regional Planning Commission was agreed to on motion of Truax and second of Petaja.

Next meeting. Next Committee meeting scheduled for January 11, 1993, at 7:00 p.m. at the RDI Building, UW-River Falls.

Meeting adjourned at 9:02 p.m. on motion of Truax and second of Petaja.
TO: INDUSTRIAL DEVELOPMENT COMMITTEE
FROM: Bill Warner
RE: Next Meeting

The Industrial Development Committee of the County Board will meet at 5:30 p.m. on Thursday, January 28, in the County Board Room at the Courthouse, Ellsworth.

Agenda (draft):

1. Call to Order
2. Review requirements for county development plan for purposes of Wisconsin Development Fund applications
3. Set format & timetable for local hearings
4. Review 1993 PCEDC workplan and operations; recommendations
5. Other business
6. Next meeting
7. Adjourn

The County Board Executive Committee will be meeting at 6:30 p.m. with the directors of the Mississippi River and West Central Wisconsin Regional Planning Commissions, also in the County Board room.

Let me know if you have any questions.
Meeting called to order at 7:05 p.m. by Chair Petaja with Truax and Brown present.

Motion to adopt resolution supporting the MRRPC efforts made by Truax and seconded by Brown. This was Resolution 93-13 Resolution in Support of the Mississippi River Regional Planning Commissions's Economic Development Planning Efforts and Concurrency with the Update of the Overall Economic Development Program (OEDP) Report. Discussion and motion passed unanimously. This was followed by a discussion of our relationship with the MRRPC.

Next was a motion to table discussion of the resolution to commend county business's. Motion by Brown and seconded by Truax. Motion carried.

Discussion regarding Wisconsin Development Fund Hearings. Will investigate with MRRPC.

Motion to adjourn by Brown and seconded by Truax. Motion carried.

MB/sl
Chair Petaja called the meeting to order at 7:11 p.m. **Members present:** George Petaja, Dick Truax. **Members absent:** Robert Chambers. **Others present:** Bill Warner, Pierce County EDC.

Members reviewed the 1994 Overall Economic Development Plan as prepared by the Mississippi River Regional Planning Commission. Warner noted several data tables that have not been part of previous versions. Motion by Truax, second by Petaja to recommend adoption of the 1994 Overall Economic Development Plan to the Board of Supervisors; carried.

Truax noted the need for greater integration of the Industrial Development Committee's activities with those of the Pierce County EDC and suggested greater participation.

Next meeting tentatively set for 4:00 p.m. Friday, September 16 to review budget requests of the Pierce County EDC, Pierce County Historical Association, and Institute for Minnesota Archeology.

Motion by Truax, second by Petaja to adjourn at 7:20 carried.
MEETING NOTICE

The Industrial Development Committee of the Pierce County Board of Supervisors will meet at 8:30 a.m. on Tuesday, September 20, in Conference Room B of the Rural Development Institute Building, UW-River Falls.

Tentative agenda as follows:

1. Call to Order

2. Review/approve minutes from August 30, 1994 meeting

3. Preliminary budget proposals review, discussion & recommendations:
   a. Pierce County Economic Development Corporation
   b. Pierce County Historical Association
   c. Institute for Minnesota Archeology
   d. Other

4. Comprehensive Land Use Planning process, Committee perspective

5. Other business

6. Next meeting

7. Adjourn

For more information: Bill Warner, 425-3881
Chair Petaja called the meeting to order at 8:38 a.m. Members present: Petaja, Truax, Chambers. Others present: Bill Warner, Pierce County Economic Development Corporation; Reta Sanford, Pierce County Historical Association.

Minutes from the August 27 meeting were approved as presented (Truax, Petaja).

Pierce County Historical Association budget. Truax suggested that the Historical Association budget discussion was moved to next on the agenda; agreed to. Sanford presented a request letter from the current President of the Historical Association, Jeanne Richgels, unable to attend due to a recent accident. She also discussed a current Statewide project to create a Cultural Map of the state of Wisconsin, for which the Association is providing assistance in identifying key cultural features of the Pierce County area. These would be distributed at Visitor Information Centers and schools. Following this project a more complete atlas of cultural features would be developed. Storage space is always a need of the Association, which has created a “housing fund” for collections since without storage space many of the historical items and artifacts of the area are being lost. The Association has been offered the former Bay City Schoolhouse by Brown Seed Farms, and costs of such an arrangement are being evaluated. A $5,300 expenditure for hookup to the new Bay City water and sewer systems is one. Truax suggested that the Association carefully evaluate needs for compliance with the Americans with Disabilities Act, environmental standards, and other regulations. The Committee discussed challenges involved in renovating such structures.

Motion by Truax, second by Chambers to recommend a $2,100.00 allocation to the Pierce County Historical Association for 1995. The Committee noted that information about last year’s budget should be provided. Chambers asked if membership fees might be increased, Sanford responding that this was possible but many senior citizens who are currently members may find the increase difficult to manage. Truax amended the motion to include a request that Jeanne Richgels appear at the upcoming Finance Committee meeting, Sanford asking if it would be acceptable if she appeared in stead, which was agreeable to the Committee. Motion carried.

Institute for Minnesota Archeology budget. Warner provided a letter from Dr. Clark Dobbs from the Institute for Minnesota Archeology including a request for county funding for next year, to be used for reprinting the brochure on the Mero Site and for repairs to the house and granary at that site. This would continue previous IMA efforts in this area of Pierce County. A discussion of the Mero Site and archeological sites in the county generally followed an inquiry by Chambers. Sanford noted that the Institute was not affiliated with the University of Minnesota. Motion by Chambers, second by Truax to recommend a $1,900 allocation to the Institute for Minnesota Archeology for 1995; motion carried.

Pierce County Economic Development Corporation budget. Warner provided a summary of county economic development organization budgets in Wisconsin, news clippings from recent EDC projects, a table of historical and proposed budgets for the Corporation, and a discussion of alternatives for expanding EDC services with estimated costs. Truax suggested that the Committee look at greater participation in EDC programs and activities, noting the need for additional help for the Executive Director. He viewed an investment in the EDC as a means of sustaining future income growth for the county. Sanford suggested that EDC activities be advertised, noting countywide support. Chambers asked about how Pierce & St. Croix counties’ competitive positions stood, Warner noting the presence of Interstate 94 and generally greater awareness of St. Croix County communities in the metro area.

Truax asked about the EDC’s priorities among the list of potential expanded activities, Warner indicating that administrative support was an ongoing need. Petaja asked what the Committee felt about these possibilities. Chambers suggested extending the 35% county match funding formula to the cost of a half-time administrative person, or $3,790, for a total county contribution of approximately $30,250. The other county EDC budget list was discussed, Pierce County’s per capita investment being slightly below average. Truax asked about internship and work study options at the University, Warner noting that this would be a useful option. Petaja discussed which item would be most effective, Chambers suggesting that the administrative function would be most supportable. Motion by Chambers, second by Truax to set the Pierce County Economic Development Corporation’s 1995 budget request at $30,040 with the current condition of the EDC raising other funds on a 35% match basis, plus a one-time data collection grant of $2,000, for a total allocation of $32,040; agreed to.
Truax suggested that the County consider setting aside a portion of its contingency fund to support the Welcome & Heritage Center serving visitors to Pierce County, located in Prescott. Warner outlined other state-supported Visitor Centers. Truax specified that this allocation would act as an insurance policy if operating funds could not be obtained through other means. Petaja suggested that a baseline operating budget be set. Truax noted that withdrawals should only take place with the review & approval of the Industrial Development Committee and the Finance Committee. Motion by Truax to set aside $4,000.00 in the Contingency Fund to ensure the financial operating budget of the Welcome & Heritage Center to be used only in case of a deficit, administered by the Industrial Development Committee with recommendation to the Finance Committee for any withdrawals. Second by Chambers and agreed to.

Warner suggested that the Committee examine the ongoing comprehensive land use planning process for possible input. Chambers suggested that the only people writing the plan are consultant Weber and the Citizens Advisory Committee, and that he would like to see this committee's input at this stage. Chambers further noted phone calls he has received relative to the direction the Citizens Advisory Committee is taking and that initial survey results were not being considered heavily. Petaja suggested that this Committee look at the process from the economic development perspective only. Truax concurred and said that the process was not paying real attention to the need for industrial and business development in the county, suggesting that areas be designated to accommodate industrial and business development.

Petaja recommended that the Economic Development Corporation talk directly to the Citizen Advisory Committee. Truax suggested that the Citizen Advisory Committee hear from all appropriate County Board committees and that the County Board Chair accommodate appearances of any interested committees. Truax will bring this up at the September 30 Finance Committee meeting. Petaja suggested that we check with Jim Hulbert to see how this fits in the process. Chambers stated that this was a good way to go, but did not solve the problem of waning faith in the Citizen Advisory Committee. The Industrial Development Committee will discuss the goals and objectives section of the draft plan with Warner at the next meeting. Motion by Truax, second by Chambers to have Warner approach the Citizen Advisory Committee for time for the Industrial Development Committee at a future meeting and to request the Chair of the County Board also ask for time for each committee to approach the Citizen Advisory Committee; agreed to.

Other business. Truax related discussions at a recent steering committee of the Work Not Welfare program and suggested that the Industrial Development Committee could lend support to the program by assisting with mentoring assignments for clients, job opportunities, and seeking out potential industry resources.

Next meeting scheduled for 8:00 a.m., Friday, October 21.

Meeting adjourned at 10:42 a.m. (Truax, Chambers).
Chair Petaja called the meeting to order at 5:42 p.m. **Members present:** Petaja, Truax, Chambers. **Others present:** Bill Warner, Pierce County EDC.

Minutes from the November 22nd meeting were approved as presented (Truax, Chambers).

The Committee discussed the draft comments on the draft comprehensive land use plan, Truax suggesting that it captured the essence of the previous meeting's discussion. Warner noted changes from the prior version. Truax suggested that locations close to municipalities with water & sewer extension capability would be preferable locations for new residential as well as industrial development. Petaja noted that regulations governing septic system placement were in place and would be difficult to prohibit proposed developments meeting those criteria. Truax said it may not be germane to the Committee anyway. Petaja noted the Dar Ray addition situation and the Village of Ellsworth's extension of utilities to that location. Chambers noted concerns with a recent Troy Township subdivision project placing 160 units on 240 acres of land far from any wastewater treatment system.

Warner inquired about Committee preferences for presentation. Chambers suggested that under the "Industrial Areas" section, our main point was that identifying new areas as suitable for industrial development and that we should clarify that for the Citizen Advisory Committee. This will help the land management Committee with rezoning issues. Consensus was to have Warner present the handout with additional comments from the Committee members as needed.

Warner summarized this afternoon's PCEDC meeting discussion that resulted in a recommendation to continue the organization's activities in tourism promotion. Chambers asked about 1995 EDC priorities, Warner noting that more of the same activities only better administered was his target. Truax noted the tight labor market situation and outlined the St. Croix Care Center's difficulties with labor region-governed reimbursement rates for wages. He suggested that the EDC work with individual businesses on resolving labor issues. Warner noted that UW-Extension will be conducting a Pierce-St. Croix County labor market survey in 1995.

Petaja asked for Committee priorities for 1995. Chambers responding that work on the comprehensive plan should be a key concern. The Committee will monitor the plan development process and timeline. Truax reiterated the labor market concern and suggested that the Committee review the labor market survey results and develop appropriate responses. Petaja offered the issue of Pierce County tourism promotion as another focus area for the Committee.

Next meeting set for lunch at Trumps of River Falls, January 6th.

Meeting adjourned at 6:40 p.m. (Chambers, Truax).
MEETING NOTICE

INDUSTRIAL DEVELOPMENT COMMITTEE
Pierce County Board of Supervisors

Monday, August 28
12:00 noon
Berg Restaurant, Highway 65, Ellsworth

[rescheduled from August 15th]
[re-rescheduled from August 24th]

Agenda (draft)

12:00  1. Call to Order
12:01  2. Review/approve minutes from March 28 meeting
12:03  3. Comprehensive Land Use Planning Process review & discussion
12:08  4. Regional workforce issues discussion
12:15  5. West Central International Trade, Business & Economic Development Council (ITBEC) status review & discussion
12:20  6. Pierce County EDC activities review
12:25  7. Pierce County tourism development activities review
12:30  8. Preliminary 1996 budget outline and discussion
1:10   9. Other business
1:15  10. Adjourn

For more information call: Bill Warner  Pierce County EDC  (715) 425-3881
Meeting called to order by Chair Petaja at 12:05 p.m. Members present: Truax, Chambers. Members absent: none. Others present: Bill Warner, Pierce County EDC; Loretta Richman, Tourism Coordinator; Wayne Kimber, Woodmaster Foundations; Peter Dahm, City of River Falls.

Minutes from the March meeting were unavailable for review.

Comprehensive Land Use Plan. Warner indicated that no townships had responded to the Committee’s letter earlier this year relative to assistance in identifying areas suitable for commercial or industrial use. Petaja noted that the Committee should have input when the plan reaches the Land Management Committee. Truax asked about the status of the Plan. Petaja indicating that it was close to referral to Land Management and that the southeastern townships were going to participate. Chambers emphasized that the Committee should have input relative to industrial development concerns.

Workforce issues. Warner indicated that a Workforce Development Symposium would be held September 25-26 at UW-Stout in Menomonie to give feedback on job training service delivery to the state Human Resources Investment Council.

International Trade Business & Economic Development Council. Truax noted that the North Central ITBEC had been formed but other southern counties had asked to join the west central version, delaying the actual start of the Council. He summarized implications of the German tourist trade mission and recent conversations with the Wisconsin Counties Association, indicating that a meeting with Mark Rogacki of WCA was coming up soon. Petaja requested more details in writing to know where we stand relative to the project.

Economic Development Corporation budget discussion. Warner noted that status reports have been sent to Committee members. Truax suggested that the County evaluate its support of economic development relative to a total program effort for the long term. Richman distributed a summary of tourism activities for 1995 and noted the recent completion of the countywide tourism assessment facilitated by Ruth Goetz from the state Division of Tourism. Kimber asked about the source of incoming phone calls. Richman indicating that 45% are from Minnesota, 10% from Wisconsin and the rest from up to 26 other states in a typical month. Truax noted that the Welcome & Heritage Center was a countywide resource and gateway to western Wisconsin, suggesting that the County sales tax collections would benefit from the Center’s presence.

Additional administrative staff and internships were discussed as a response to the need for Warner and Richman to focus on business services and outreach projects. Kimber and Dahm stated that interns were not adequate for the kind of administrative support that the EDC requires. Chambers suggested that incoming calls could be handled centrally at the RDI.

Truax said that planning for what was going to happen over the next four or five years was prudent, noting that we would have a better picture of what was happening with the ITBEC next year. Petaja remarked that the ITBEC would be depending on people like Richman to coordinate local attractions and tour routes. Petaja asked how much additional funding would be coming from municipalities to support this. Warner noting at 12.5% increase in their requests this year which may generate an additional $4,500 in contributions.
Petaja suggested that having the rest of the increased funding needed come from the County would be difficult to achieve, noting that an additional $20,000 was not much relative to the entire county budget but did represent a substantial percentage increase. Truax said that the County has given less consideration to economic development funding in the past than it should have and that it made economic sense to do so, giving the Finance Committee the opportunity to consider it. He suggested that the Committee consider a 3/4 time administrative person and an increase in Richman's hours to 3/4 time. Petaja remarked that this would be an additional $19,000 in county funds. Richman noted that Moose Speros, Secretary of the new Department of Tourism, has been invited to speak to the County Board on September 26th and would help 'sell' the proposal for increased funding. Kimber noted that the focus should be on what you will get from the investment in staff to make things happen.

Petaja asked how the County's property valuation has changed. Truax indicating that there has been some growth and that the reserve fund was in good shape. Warner noted that there are also other agencies with budget requests to consider, specifically the Institute for Minnesota Archaeology, the Pierce County Historical Association, and the Mississippi River Parkway Commission. Petaja noted that he would like to see an increase in funding for the Historical Association. Warner will assemble requests for consideration at the next meeting.

Next meeting set for Monday, September 11, 1995 at 5:00 p.m. at the RDI Building.

Meeting adjourned at 1:19 p.m. upon motion of Chambers, second of Truax.

George Petaja, Chair
(as prepared by Bill Warner)
Chair Petaja called the meeting to order at 4:10 p.m. Members present: Truax, Chambers. Staff present: Warner. Others present: Ken Peterson, Pierce-Pepin Electric Cooperative; Neal Siikarla, Paula Stolp, Northern States Power Company; Mark Schroeder, Pierce County Department of Land Management. September minutes were not available for review.

Comprehensive Land Use Planning process. Petaja noted that the Land Management Committee would review the draft Comprehensive Land Use Plan on December 5th. He stated that consultant Bill Weber had recommended tighter development guidelines in some areas than those suggested by the Citizen Advisory Committee. Chambers asked if all Board members had copies, Petaja noting that they had not at this time and would likely be distributed after the Land Management Committee meeting. Schroeder said that the plan review process had not been clearly discussed at this time, Petaja adding that at least 4 public hearings would be held. Chambers asked if county departments would receive an invitation to comment. Petaja responding that they should be given that opportunity and that Land Management would discuss this at their December 5th meeting. Truax stated that it would be imperative to give departments the opportunity to comment. Petaja estimated the plan length at about 150 pages.

West Central International Trade, Business & Economic Development Council. The next ITBEC meeting is set for December 14th, Truax indicating that a good reception had been received so far in the region. He suggested that linkages between ITBECs and other states were needed to provide a complete range of visitor opportunities. Petaja asked if the state was funding this, Truax responding yes and Warner noting that this was approximately $250,000 in the form of a contract between the Department of Development and the Wisconsin Counties Association. Truax said that counties would be able to elect which ITBEC projects they wished to participate in.

Economic Development Corporation. Truax noted Warner’s recent letter to County Board members seeking comments and input for 1996 plans and priorities. Chambers asked when we might see results from the County’s increased financial participation, Warner indicating that 1996 would be the start of these initiatives. Chambers asked of the Historical Association was satisfied and clear with the County’s allocation and terms, Petaja responding that they were very pleased and have increased membership dues as a result.

Retail Wheeling resolution. Peterson provided an overview of the current examination of electric utility industry deregulation being undertaken by the Public Service Commission. Retail wheeling is one component of these deregulation proposals. He stated that the existing system of utility regulation has served Wisconsin well and that the state’s electricity costs are 3rd to 8th lowest among the states. Concerns were shared relative to ‘cherry picking’ of large electricity consumers and increased rates for small consumers. The Coop has less than five consumers per mile of line. The PSC Committee has recommended some changes in the generation side of the industry while recommending that transmission be left in a more regulated form. He also suggested that demand-side management programs might not be a priority in an unregulated environment.

Siikarla provided a summary of Northern States Power’s participation on the PSC panel and its position in support of choice for customers in choosing their power supplier, noting that kilowatthours are a commodity that can be bought and sold while continuing to regulate distribution facilities. Prices for electricity are projected to decrease with added competition as utilities have a strong incentive to look for efficiency improvements. He noted that there will be winners and losers with deregulation, with those providers with higher prices and lower efficiencies in operations finding it difficult to compete. Other services can also be competitively provided, such as metering, billing, and so on. He suggested that demand-side management programs might not be a priority in an unregulated environment.

Siikarla provided a summary of Northern States Power’s participation on the PSC panel and its position in support of choice for customers in choosing their power supplier, noting that kilowatthours are a commodity that can be bought and sold while continuing to regulate distribution facilities. Prices for electricity are projected to decrease with added competition as utilities have a strong incentive to look for efficiency improvements. He noted that there will be winners and losers with deregulation, with those providers with higher prices and lower efficiencies in operations finding it difficult to compete. Other services can also be competitively provided, such as metering, billing, and so on. He suggested that demand-side management programs might not be a priority in an unregulated environment.

Truax asked if a free enterprise approach would be harmful to the electric cooperatives, Peterson responding that while the initial impact may be a reduction in rates, over the long term rates are likely to rise, especially for smaller consumers. The PSC committee also issued recommendations including the creation of interstate networks, requiring competitive bidding on power plant construction rather than build on a cost-plus basis, open competition in power generation, unbundling electric rates, and increasing work on energy efficiency and renewable energy sources. With deregulation, Peterson suggested that there would be no incentive to use renewables. Chambers asked about the Coop’s future if retail wheeling was adopted; Peterson responded that it was likely to see an increase in the monthly service charge, energy costs would go down, and the net result would be increased cost for most consumers. For large customers, rates would be likely to drop. Chambers asked if the Coop lost customers, would it also lose buying power? Peterson answered that with fixed costs spread over fewer accounts, they would have a higher cost per account. Chambers suggested that most people in Pierce County who are Coop members would not see the benefits of retail wheeling. Siikarla disagreed with the statement that costs would increase, noting that the Coop would still be the distribution system and that fixed costs would be distributed over the same base as presently in place.
The committee and guests discussed how utilities occasionally buy power from each other in periods of peak demand, Peterson noting that the Coop is a member of the Mid-American Power Pool that allows for greater service reliability for participating utilities. Chambers suggested that we currently have pooled buying power for electricity, allowing utilities to shop for the cheapest power on behalf of their customers, stating that this would not be there if a customer was only buying from NSP. Siikara said that the wholesale market is currently competitive and that a customer can shop the market now, noting that wholesale prices have come down recently. Peterson said that efficiencies at the generating end have shown up in the past year, resulting in a lower cost of energy (6.9% lower rates for Coop members this year from last).

Schroeder asked if the base charge would go up if the Coop system loses generation and transmission capacity, Peterson responding yes. Siikara said that 2/3 of the electric market is comprised of small residential and farm users and that there will be providers wanting to serve that segment, suggesting that margins for large customers will be slim. Truax asked about the impact of the cooperative structure and its impact on average cost, Peterson noting that Coops are regulated by their members and that NSP is regulated by the PSC. In the past, there was no electric service in rural areas and that the Coop movement funded line construction. Truax asked if retail wheeling was a threat to the electric coops' existence, Peterson answering that it depends on the form of deregulation but that a long term adverse effect was likely.

Petaja said that large customers will buy cheaper energy if they want regardless of what the PSC says. and that the marketplace is driving these decisions. Regulation gives us a safe haven but it is not necessarily good for consumers. He suggested that the local distribution network will always be regulated and that rural areas will always be served by the Cooperatives, while debt sunk into generation capacity could be a major burden. Petaja suggested that he did not oppose retail wheeling per se but that he would like to see a game plan to minimize the impact on Cooperatives.

Truax said that he supports free enterprise and by not taking action opposing retail wheeling we are endorsing it. He suggested that we need to know more about what will take place. Motion by Truax, second by Chambers to adopt the resolution 95-28 as presented; motion carried. Warner noted that a public information and hearing session was scheduled for Eau Claire and LaCrosse next week.

Light industry district. Schroeder distributed and outlined a draft of language for a complete light industry district in the county zoning code. Chambers asked about making investments under a conditional use permit, Schroeder noting that in Pierce County conditional use permits have been temporary while in other jurisdictions they are permanent or non-lapsing. Petaja noted that the permit gives the County the ability to bring the application back for review to ensure compliance and deal with complaints. Truax asked if this would allow someone to set up an industrial park of one acre lots, Schroeder responding yes, a parcel could be laid out as a light industrial park, but the reality of an unsewered area would be a constraint. Chambers asked if there were actual cases driving this discussion, Schroeder noting that storage and auto repair shops were being discussed in this context. Petaja discussed a rezoning application for a one-person light manufacturing operation that couldn't be done under current zoning.

Schroeder distributed and outlined a draft of language for a complete light industry district in the county zoning code. Chambers asked about making investments under a conditional use permit, Schroeder noting that in Pierce County conditional use permits have been temporary while in other jurisdictions they are permanent or non-lapsing. Petaja noted that the permit gives the County the ability to bring the application back for review to ensure compliance and deal with complaints. Truax asked if this would allow someone to set up an industrial park of one acre lots, Schroeder responding yes, a parcel could be laid out as a light industrial park, but the reality of an unsewered area would be a constraint. Chambers asked if there were actual cases driving this discussion, Schroeder noting that storage and auto repair shops were being discussed in this context. Petaja discussed a rezoning application for a one-person light manufacturing operation that couldn't be done under current zoning.

Petaja noted that the permit gives the County the ability to bring the application back for review to ensure compliance and deal with complaints. Truax asked if this would allow someone to set up an industrial park of one acre lots, Schroeder responding yes, a parcel could be laid out as a light industrial park, but the reality of an unsewered area would be a constraint. Chambers asked if there were actual cases driving this discussion, Schroeder noting that storage and auto repair shops were being discussed in this context. Petaja discussed a rezoning application for a one-person light manufacturing operation that couldn't be done under current zoning.

Schroeder distributed and outlined a draft of language for a complete light industry district in the county zoning code. Chambers asked about making investments under a conditional use permit, Schroeder noting that in Pierce County conditional use permits have been temporary while in other jurisdictions they are permanent or non-lapsing. Petaja noted that the permit gives the County the ability to bring the application back for review to ensure compliance and deal with complaints. Truax asked if this would allow someone to set up an industrial park of one acre lots, Schroeder responding yes, a parcel could be laid out as a light industrial park, but the reality of an unsewered area would be a constraint. Chambers asked if there were actual cases driving this discussion, Schroeder noting that storage and auto repair shops were being discussed in this context. Petaja discussed a rezoning application for a one-person light manufacturing operation that couldn't be done under current zoning.

Petaja noted that the permit gives the County the ability to bring the application back for review to ensure compliance and deal with complaints. Truax asked if this would allow someone to set up an industrial park of one acre lots, Schroeder responding yes, a parcel could be laid out as a light industrial park, but the reality of an unsewered area would be a constraint. Chambers asked if there were actual cases driving this discussion, Schroeder noting that storage and auto repair shops were being discussed in this context. Petaja discussed a rezoning application for a one-person light manufacturing operation that couldn't be done under current zoning.

Next meeting set for December 8 at 1:00 p.m. at the RDI Building [subsequently moved to December 15].

Meeting adjourned at 5:36 p.m. (Chambers, Truax).
INDUSTRIAL DEVELOPMENT COMMITTEE AGENDA
Tuesday, August 27, 1996 - 6:45 p.m.
Courthouse Lunchroom

Call to order

Review and take action on Resolution 96-16 Resolution in Support of the Mississippi River Regional Planning Commission's Economic Development Planning Efforts and Concurrence with the Annual Update of the Overall Economic Development Program (OEDP) Report

Adjourn

8/26

Please Post

8/26 @ 8:15 a.m.
AGENDA

INDUSTRIAL DEVELOPMENT COMMITTEE

October 25, 1996 - 1:00 p.m.
County Board Room

Call to order

Approve minutes of previous meeting

Review and take action on Tile Shop expansion in Martell and discussion of CDBG ED Loan

Adjourn
RESOLUTION

Authorizing submission of an application to the Community Development Block Grant for Economic Development program.

WHEREAS, the Community Development Block Grant for Economic Development (CDBG-ED) program exists to finance business development projects resulting in new job opportunities for low and moderate income citizens; and

WHEREAS, Rucker & Sill, Ltd. d/b/a The Tile Shop, Inc. has prepared a pre-application to the Wisconsin Department of Commerce for funding to assist their proposed expansion project in Martell Township; and

WHEREAS, the Department of Commerce has issued a conditional commitment letter to participate in financing this expansion through the CDBG-ED program; and

WHEREAS, the Department will also provide funding to Pierce County with which to administer the CDBG-ED program; and

WHEREAS, repayments of the CDBG-ED loan to the Tile Shop will return to Pierce County to capitalize a revolving loan fund for future business and economic development projects; and

WHEREAS, acceptance of this commitment letter and hiring of a grantwriter to prepare the full CDBG-ED application is necessary; NOW, THEREFORE, BE IT

RESOLVED, that the Board of Supervisors of Pierce County, Wisconsin will participate with The Tile Shop, Inc. in applying for financing under the CDBG-ED program; and be it further

RESOLVED, that the Industrial Development Committee will be principally responsible for preparing the application for the CDBG-ED program and the administration of the grant to be received, as well as the revolving loan fund to be created; and be it further

RESOLVED, that a sum not to exceed $4,000 be allocated from the Contingency Fund to cover necessary costs of preparing the CDBG-ED application.

ADOPTED this ___ day of __________, 19__.

ATTEST:

Chairman

Clerk
Pierce County Board of Supervisors
Industrial Development Committee
Meeting Notes

Friday, October 25, 1996
1:00 p.m.
Ellsworth Courthouse Boardroom

Present: George Petaja, Bill Schroeder, Dick Truax, Bill Warner, Carla Alwin

Subject: Tile Shop

Petaja called the meeting to order at 1:15. Truax mentioned the approval of the minutes and agenda of the previous meeting. The minutes were not approved because they were not available.

Warner opened with an offer to explain the background of the Tile Shop. He displayed their business plan, history, and previous sales narrative, and further elaborated on the Martell Plant with its plans for expansion. The Tile Shop needs a distribution center located in one place rather than storing inventory at each of their stores. He also explained the Electric Coop's involvement and explained that if the WDF funds the county as an applicant, that there are more dollars available. Warner also added that more jobs would be created as a result of the Tile Shop expansion. Truax asked for clarification of the grant narrative. Warner suggested local grant writers, and a discussion of using the Regional Planning Commission followed with the final outcome of contacting Greg Flogstad and Randy Larson. Truax suggested contacting Greg Flogstad first, and he also mentioned John Seifert as another possible grantwriter.

Warner stated that we need to provide a letter to the department which needs to be done by November 17th. A resolution would have to be brought up at the November 12th meeting. Truax recommended that we undertake the Tile Shop project. Petaja requested a clarification of the budget; $6,000 is allotted for the administrative, and the county gets the interest and principal. The concern is the repayment for the investment and the issue of paying the grantwriter. Warner suggested to Alwin to check the "Financing File, WDF" at the PCEDC office, and he also mentioned Bill Campbell as another name for a possible grantwriter.

Truax moved that we submit to the full county board, a resolution regarding a revolving loan fund application in partnership with Rucker & Sill d/b/a The Tile Shop, for the purpose of funding a business expansion in Martell township and to fund the grantwriting fees not to exceed $6,000 with a recommendation and request for approval at the first reading on November 12th. Schroeder seconded. Motion carried.

Break took place at 1:50 while Warner departed to type up the resolution for the November 12th meeting. We are also forwarding to the finance committee with a recommendation that it be referred to the full county board with a request for approval at the first reading.

The meeting reconvened at 2:05 and the resolution reviewed. Truax commented on the benefits of the RLF for the county, and Warner explained about community development loans in general. The question also arose as to who will do the administrative side the Tile Shop loan EDC? Regional Planning Commission? The IDC will plan to continue possible grantwriters.

Meeting adjourned at 2:15.
The Industrial Development Committee has scheduled a meeting to discuss:

* Call to order
* Approval of a resolution for adopting a revolving loan fund manual
* Trenton Industrial Park
* Discussion with Peter Dahm regarding the Pierce County EDC and future grantwriting
* Set meeting date
* Adjourn
Present: George Petaja, Bill Schroeder, Dick Truax, Peter Dahm, Dick Wilhelm

Staff: Carla Alwin

Petaja called the meeting to order at 8:34 a.m. The minutes from the October 25, 1996 meeting were reviewed. Schroeder moved for approval, Petaja seconded, motion carried.

Resolution for Adopting RLF Manual:
Petaja gave a brief overview of the RLF (Revolving Loan Fund) manual and a brief discussion followed. Alwin answered the a list of questions that Petaja had previously given to her for research. Among them were the definitions of LMI (low-moderate income) DOC (verification of the letters; Department of Commerce), and length of time for file storage. Petaja stated that the RLF needed definitions. Schroeder inquired about the RLF committee. Wilhelm and Petaja stated that the committee still has to be established.

Discussion of the LMI variances followed about variances in different parts of the county. Petaja replied that averages do not apply to the LMI definition. Schroeder questioned the poverty-level income and the level for median income. Dahm stated that the LMI is 80% of the county median and it could be used as an exhibit in the manual. He then requested that Alwin leave the room and contact Marty Ambros of the Commerce to fax us those figures. Petaja stated that he wanted to be able to refer to the manual for the definition, and that the County Attorney (Thiel) should always review RLF documents.

Discussion followed on Section 2.2 of the RLF regarding meetings and notices. open/closed meetings and guidelines were also reviewed. Petaja had several questions for the Corporation Counsel. Dahm gave his perspective, and Petaja wanted a clear definition of an open and closed meeting from a legal standpoint. Schroeder inquired about what the policy was if during a meeting information was not available—what steps to take. Wilhelm and Dahm replied that the meeting should be "recessed".

Petaja also suggested that files should be stored off-site. Wilhelm motioned to approve pending Corporate Counsel's approval. Schroeder seconded, motion carried. Petaja inquired if the resolution has to be written. Wilhelm replied that he would check.

Trenton Industrial Park:
Petaja informed the meeting that Bill Warner had problems with the language in the draft of the covenants. Petaja requested Schroeder to work with Warner on the language. Schroeder inquired as to who would make the changes? Wilhelm replied that Henri would.

Future Grantwriting and the EDC:
Petaja asked Dahm about his position. Dahm explained about Chp 59 County legislation stating that he liked the way it was written because it provides organization for decision and oversight for projects, and had the limitations of power spelled out, personnel issues are clear, and the County does not become liable. He also stated that the act dovetails nicely with the EDC's 501.C.6 status, and recommended PCEDC as the agency to work under this statute; it might need a resolution.
Dahm further discussed future grantwriting in the RLF stating the following points: 1) PCEDC has the capacity to do the grantwriting and it is a small source of income 2) More significantly, the RLF can act as a line of credit when using all the financial institutions in the County as a loan fund; citing Federal Foam, Worth Investment Building, and Bill Branum. 3) Once RLF balances are built up, money can be leveraged to get more dollars from loan funds, basically using the RLF as a guarantee for dollars, but the dollars do not actually have to go out.

Wilhelm replied that the hitch is the negative response to the fact that Pierce County dollars are going into businesses locating in St. Croix County and of no contributions from these companies once they moved in. Discussion followed between Wilhelm and Dahm about this issue between the River Falls EDC, St. Croix EDC and Pierce Co. EDC. Dahm acknowledged that problem and replied that is the reason why the City of River Falls contributes the lion's share to PCEDC. He noted that this year, the contribution is $20,287.20. The original about was based upon a population of 2500. Wilhelm and Dahm agreed that this issue needs to be worked out. Dahm suggested the development of an industrial park in the southeast part of the city.

The subject of grantwriting continued with Wilhelm suggesting Bill Campbell. Schroeder added that the Mississippi Regional Planning Commission is an untapped source, and also that grantwriting is an expertise of the new PCEDC director who will be starting in February. Petaja stated that the administration and grantwriting of future RLF’s is a something to think about. Schroeder stated that the IDC should have the final say of funds back to PCEDC, and Petaja added that the County Board should have the final say.

Wilhelm brought out a list of possible candidate for the loan committee and asked for suggestions. Dahm and Schroeder discussed and made their recommendations.

Meeting Adjourned at 9:45 a.m.
August 29, 1996

Mr. William Thiel
Pierce County Corporation Counsel
414 W. Main St.
P.O. Box 367
Ellsworth, WI 54011

Dear Mr. Thiel:

Pierce County owns a large parcel of land in Trenton Township, comprising 130 acres more or less, and dedicated to the operation of the county Highway Department's hot mix plant. This property is near the Burlington Northern rail line and State Highway 35; its soils are for the most part readily buildable; and the eastern part of the property is zoned for industrial use. In the past, we have received occasional inquiries about this property as a development site for manufacturing operations. Our Corporation and the County Industrial Development Committee recognized the need to better prepare for efficient responses to these inquiries, to help provide a clear set of responsibilities for handling these inquiries and managing potential land sales, and to give nearby property owners some assurances that future developments will not have a negative impact on neighboring lands. As a result, we preliminary site planning with the help of Stevens Engineers earlier this year and started drafting two documents to help the County guide its development process.

Enclosed for your review is a draft Memorandum of Understanding between the Committees on Highway, Industrial Development and Finance that aims to specify roles for each in the process of promoting and structuring future land sales of county property. In addition, there is a draft set of development covenants that provide a more specific statement of how the property may be used. Both the Highway Committee and the Land Management Committee recommended that you take a look at these drafts and provide us with your guidance and recommendations. Please let me know if you would like to discuss any of this in greater detail at your convenience.

Many thanks for your kind consideration.

Sincerely,

Bill Warner
Executive Director

Enclosures
MEMORANDUM OF UNDERSTANDING

Between the Pierce County Board of Supervisors Committees on HIGHWAY, INDUSTRIAL DEVELOPMENT, AND FINANCE,
relative to County property in Trenton Township, referred to as the Trenton Industrial Park.

PRIMARY INTERESTS

The HIGHWAY COMMITTEE’s primary interest is ensuring the Highway Department’s continued productive use of the subject property for its original purpose as a production facility for highway construction materials.

The INDUSTRIAL DEVELOPMENT and FINANCE COMMITTEES’ primary interests are in encouraging the responsible and productive use of County-owned industrial land, creating additional local employment opportunities that provide good wages and benefits to workers, diversifying the local economy, and generating additional tax base in the County.

PLANNING

The INDUSTRIAL DEVELOPMENT COMMITTEE will be primarily responsible for conducting activities necessary for development planning for the property, including engineering and professional services when required. Such activities will be coordinated with staff of the Land Management Department, the Land Management Committee, and the Corporation Counsel as appropriate, along with the Trenton Town Board and area utility companies.

This process does not remove the INDUSTRIAL DEVELOPMENT COMMITTEE’s responsibility to obtain local, state, or other permits, approvals, etc. for items such as Certified Survey Maps.

Costs of such development planning projects are to be presented to the HIGHWAY COMMITTEE on a case-by-case basis for review and possible participation prior to commencement. This memorandum recognizes that budget constraints and other priority projects may preclude financial participation in any project. Either Committee may require competitive bidding as a condition of their participation.

The HIGHWAY COMMITTEE is responsible for providing the INDUSTRIAL DEVELOPMENT COMMITTEE with clear direction as to which areas of the Industrial Park are immediately available for development and which areas may become available in the future.

The HIGHWAY COMMITTEE is also responsible for providing guidance to the INDUSTRIAL DEVELOPMENT COMMITTEE relative to Highway Department requirements and operating policies, and other site constraints, that may affect Industrial Park tenant operations. These include but are not limited to driveway access from 830th Street, placement of private utilities, hours of operation, etc.

The INDUSTRIAL DEVELOPMENT COMMITTEE will ensure that Industrial Park covenants and other guidelines affecting tenant company operations in the Park will assure the Highway Department’s continued use of the County property as it may require, indefinitely, without constraint.

MARKETING

The INDUSTRIAL DEVELOPMENT COMMITTEE in cooperation with the PIERCE COUNTY ECONOMIC DEVELOPMENT CORPORATION is primarily responsible for conducting market research and outreach activities to promote the availability of the Industrial Park to appropriate prospects.
LAND SALE PROPOSALS

The INDUSTRIAL DEVELOPMENT COMMITTEE in cooperation with the PIERCE COUNTY ECONOMIC DEVELOPMENT CORPORATION is primarily responsible for structuring land sale offers, financing scenarios, and other aspects of Industrial Park development proposals. Prior to structuring a specific proposal, the INDUSTRIAL DEVELOPMENT COMMITTEE will consult with the FINANCE COMMITTEE to determine general offering guidelines.

MANAGEMENT

The INDUSTRIAL DEVELOPMENT COMMITTEE in cooperation with the PIERCE COUNTY ECONOMIC DEVELOPMENT CORPORATION is primarily responsible for managing the Industrial Park, specifically including relations with tenant companies.

LAND SALE PROCEDURE

1. Qualifying of the prospect company and structuring of the proposal by the INDUSTRIAL DEVELOPMENT COMMITTEE in cooperation with the PIERCE COUNTY ECONOMIC DEVELOPMENT CORPORATION.

2. Review and approval of the proposal by the FINANCE COMMITTEE.

Prior to the FINANCE COMMITTEE's review, the INDUSTRIAL DEVELOPMENT COMMITTEE will provide an overview of the company and ownership involved, the proposed project and use of the property, an employment profile, and financial highlights.

3. Review and approval of the proposal by the COUNTY BOARD OF SUPERVISORS.

Signed:

HIGHWAY COMMITTEE

INDUSTRIAL DEVELOPMENT

FINANCE

Date

Date

Date
I. PURPOSE

This DECLARATION OF COVENANTS is made this [DATE] by the Pierce County Board of Supervisors.

Pierce County ("Developer") is the owner of certain real property in Hager City, County of Pierce, State of Wisconsin, described in the attached Appendix (the "Property"), zoned for industrial use.

The Developer desires and intends for the Property to be subject to certain covenants, conditions, restrictions to benefit the Property, the Developer, and the purchasers of the lots located in Trenton Industrial Park, their respective successors, heirs, and assigns. All lots located in Trenton Industrial Park shall be held, used, leased, sold, and conferred subject to the terms of this Declaration.

The Developer intends to subdivide the Property. The covenants set forth in this Declaration are intended to be common to all of the lots in the Park and to enhance and protect the value, desirability and attractiveness of all such lots to their mutual benefit.

The goals of the Developer are to create additional value from the County's property investment, encourage economic expansion and diversification, create new employment opportunities, provide for development of business activities in an attractive and functional setting, ensure the continued ability of Highway Department to operate facilities as required, ensure compatibility with other land uses, and prevent nuisance conditions.

Nothing in these covenants or any Development Agreement executed under these covenants shall be construed to limit the Highway Department's ability to operate facilities, mine materials on site, transport equipment and materials, or perform other activities deemed necessary for the Department and the Highway Committee.

II. AUTHORITY OF INDUSTRIAL DEVELOPMENT COMMITTEE

The Industrial Development Committee (IDC) shall be responsible for the orderly and expeditious review of all proposed improvements or projects in the Park. The IDC shall assist and cooperate with other County Board committees, Owners, Leaseholders, architects, engineers, and developers to assure the orderly development of the Trenton Industrial Park and compliance with this Declaration. The Committee shall be responsible for determining whether proposed Improvements comply with the purpose and intent of these covenants. The IDC shall constitute an Architectural Review Committee to assist it in carrying out this Declaration; but the County Board will have the final authority regarding all matters subject to this Declaration.

All plans, specifications, and requests to build, remodel, alter, or otherwise change the external appearance of a site within the Park must be submitted to the Committee and County Board for review and/or written approval. Each Owner shall be responsible for compliance with all applicable building codes.

Neither the IDC, Developer, nor any member, employee or agent thereof shall be liable to any Owner or any proposed Owner submitting plans for approval hereunder, or to any other party by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with approval, disapproval, or failure to approve any such plans or for any other action in connection with its or their duties hereunder. Each Owner or proposed Owner submitting plans to the IDC and County Board for approval, by submitting such plans, agrees not to bring any action or suit to recover any damages against the IDC, County Board, other county board committee, or any member, employee or agent thereof.

II. PERMITTED USES

The Trenton Industrial Park will permit for the following types of businesses: manufacturing, assembly, fabricating, processing, warehousing, distribution, and trucking.
III. CONDITIONAL USES

The Trenton Industrial Park exists specifically for the use as an industrial park; however, incidental retail sales/factory outlet sales, business services (research & development, data processing, etc.), and office & administrative centers may be included. Small scale smelting and plating operations may be conditional uses.

IV. PROHIBITED USES

Rendering, distillation, petroleum refining, or other production that creates potential nuisance conditions; also retail and consumer services uses.

V. NUISANCE CONDITIONS

Proposed uses and actual operations that would generate nuisance conditions as described below are prohibited.

Noise: All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency, or shrillness. In no event, shall the sound-pressure level of noise, radiated continuously from a facility, exceed at the property line and standard that is now or hereafter established by any law, regulation, or ordinance of any federal, state, or local entity or agency having jurisdiction.

Smoke: Industries which operate on coal and produce smoke will not be permitted in the Park, and no operation may produce obnoxious smoke, as measured at the point of emission, by any means.

Fumes and Gases: Fumes or gases shall not be emitted at any point in concentrations or amounts that are noxious, toxic or corrosive. In no event, shall the emission of fumes or gases from a facility exceed at the point of emission and standards set forth in any law, regulation, or ordinance of any federal, state, or local entity, or agency having jurisdiction.

Odors: Obnoxious odors shall not be permitted. Measurement shall be at the property line.

Dust: Solid or liquid particles shall not be emitted at any point in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air.

Fire or Explosive Hazard: All operations shall be carried on with reasonable precautions against fire and explosion hazards. Buildings shall be constructed in accordance with all applicable codes regarding such hazards.

Wastes: No hazardous substance as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S. C. §§9601 et seq., ("CERCLA") shall be released on, upon, or into the Park. Treatment and disposal of emissions, effluent and wastes must meet requirements of all applicable codes and ordinances.

Glare and Heart: No direct or sky-reflected glare, whether from floodlights from high temperature processes, shall be visible from the property line. These regulations shall not apply to lighting for parking lots otherwise approved. There shall be no emission or transmission of heat or heated air which is discernable at the property line.
V. NUISANCE CONDITIONS (cont'd.)

Vibrations:
No vibration shall be produced which is transmitted through the ground as is discernable, without the aid of instruments, at or beyond the property line.

Excavation: Only excavation made in connection with construction of an Improvement shall be permitted, and then only when proper protection is afforded adjacent property; and, upon completion thereof exposed openings shall be back-filled and disturbed grounds shall be graded, stabilized and restored as close to its original condition as is practicable.

Ionizing Radiation: No operations in the Park shall cause any dangerous radiation, at any property line, in accordance with the United States Atomic Energy Commission, Title 10, Chapter 1, Part 20 "Standards for Protection Against Radiation" dated August 9, 1986 (or any subsequent revisions of these regulations), the Radiation Protection Standards issued by the Federal Radiation Council, and the National Committee Radiation Handbook.

Non-ionizing Radiation: Any non-ionizing radiation (lasers, microwaves, ultraviolet radiation, etc.) shall not adversely affect equipment of other Owners. Avoidance of averse effects, from non-ionizing radiation by appropriate single or mutual scheduling of operations is permitted with approval of the Board. Standards for this section shall be Public Health Guide for Microwaves, Ultraviolet Radiation and Radiation from Lasers and Television Receivers" and all subsequent revisions of these standards.

VI. LOT SIZE

The minimum lot size is 2 acres. Exceptions to this requirement may be granted only with consent of the IDC, the Highway Committee, and the County Board.

VII. LOT COVERAGE

The maximum lot coverage by buildings and structures is 50%.

VIII. SITE PLAN

Site plans including the following information must be reviewed & approved by the IDC, County Planner, and the County Highway Committee. This covenant does not remove the prospective Owner's obligation to obtain necessary permits or approvals from the County Land Management Department, Land Management Committee, or County Board.

a. Parcel
b. Setbacks
c. Building
d. Elevations
e. Future expansion area(s)
f. Parking areas, driveways and traffic flow
g. Utility placements, including antennas
h. Wastewater management
i. Sign placement and sketch
j. Landscaping plan, screening, and fencing
k. Stormwater control
l. Timetable
IX. SETBACKS

Front: 77' from Federal/state highway right of way; 67' from county highway r.o.w.; 42' from all other highways rights of way.
Side: 40'
Rear: 10', or 40' if adjacent to residential

Excluded from these setback restrictions are structures below and covered by the ground; steps and walks; planters, walls, fences or hedges less than six (6) feet in height; landscaping; and any other improvements approved in writing by the IDC and County Board.

X. BUILDING HEIGHT

50' maximum building height unless waived in writing by the IDC. In no case shall any building height exceed current Pierce County zoning code restrictions.

XI. PARKING

No on-street parking is permitted. All parking, loading and unloading areas shall be sufficient to serve the functions being conducted on the Site without using adjacent streets or access driveways. Parking, loading and unloading service areas must be approved by the Architectural Review Committee prior to construction.

XII. OUTDOOR STORAGE

Vegetative screening of all outdoor storage areas is recommended. Fencing and screening of receptacles for trash, waste, and/or recycling is also recommended. No tent, trailer or shack shall be used for storage purposes on any Site, except during construction.

XIII. LANDSCAPING

Landscaping should be installed within 1 year of completion of construction; vegetative screening is recommended if adjacent to residential districts.

The landscape design and maintenance should represent an informal to semiformal scheme which includes a variety of plant materials and sizes. Landscaped areas shall be properly maintained in an attractive and well kept condition, including such replanting and replacement as may be necessary from time to time. If landscaping is not properly maintained by the Owner, Developer may undertake such maintenance as may be necessary and may charge the cost of such maintenance to the Owner, and such charge shall be collectible as an assessment, and Developer shall have a lien therefor.

XIV. MAINTENANCE

All improvements shall at all times be kept in a safe, clean, neat and sanitary condition in compliance with all laws, ordinances and regulations pertaining to health and safety. No Site shall be used for storage of junk, unlicensed vehicles, automobiles or any scrap materials. All weeds shall be cut or mowed.

During construction, all construction Sites shall be kept free of unsightly accumulations of rubbish and scrap materials, and construction materials, trailers, shacks and the like shall be kept in a neat and orderly manner.

Each owner shall be responsible for snow and ice removal from the Owner's Site.
XV. SIGNs

No traveling, motion, animated, or flashing signs permitted; tenant signs only. One wall sign may be permitted on a maximum of 10% of the wall area; one monument sign may be permitted with an 8’ maximum height (from road crown), of 100 sq. ft. maximum size.

XVI. ELECTRICAL UTILITIES

Electrical service to Park tenants will be provided by Pierce-Pepin Electric Cooperative. Tenants may be eligible for financing assistance through the Cooperative’s economic development financing and energy conservation assistance programs.

XVII. SUBDIVISIONS

No portion of a lot may be subdivided without the written consent of the IDC and the County Board.

XVIII. RESALE OF LAND

No lot or portion thereof of a lot may be sold or conveyed without the written consent of the IDC. Prior to proposing a sale of a Lot or portion thereof, the Owner must offer a Right of First Refusal for any bona fide purchase offer to the IDC and the County Board. The County shall have 90 days from date of receipt of such offer to accept or reject same, unless an extension of time may be mutually agreed to and set forth in writing. In the event of acceptance of such offer by the County, conveyance shall be by warranty deed free and clear of all liens or encumbrances created by act or default of purchaser.

XIX. ADDITIONAL PROPERTY

These covenants may be extended to properties acquired in the future.

XX. AMENDMENT

These covenants may be waived, terminated, or amended with written consent of the IDC, the Highway Committee, the County Board, and 51% of all private property owners.

XXI. SEVERABILITY

The invalidity or unenforceability of any term, condition, or provision of this Declaration of Covenants for any reason shall in no manner affect the validity or enforceability of any other term, condition, or provision hereof, all of which shall remain in full force and effect for the term of this Declaration and any extension thereof.

XXII. ENFORCEMENT

Enforcement of these covenants shall be by Pierce County through the Land Management Department and Land Management Committee; or by any other owner.
XXIII. FAILURE TO ENFORCE NOT A WAIVER

No provision contained in these covenants shall be deemed to have been abrogated or waived by reason of any failure to enforce the provision, irrespective of the number of violations or breaches that may occur.

XXIV. RUNS WITH LAND

This Declaration shall run with and bind the property, and shall inure to the benefit of and be enforceable by the IDC, County Board, and the owners of the lots in the Park and their respective successors, assigns, heirs, executors, administrators, and personal representatives, beginning on the date this Declaration is adopted and continuing unless a change is approved pursuant to Article XX.

Adopted:

______________________________
Chair
Industrial Development Committee

______________________________
Chair
Pierce County Board of Supervisors

ATTEST:

______________________________
Clerk
September 12, 1996

Bill Warner  
Executive Director  
Pierce County Economic Development Corporation  
RDI Building UW River Falls  
River Falls, WI 54022

RE: Your letter of August 29, 1996 - Pierce County Trenton Industrial Park

Dear Bill:

I am in receipt of your letter of August 29, 1996, and the enclosures which you have asked me to review on behalf of the Highway Committee and Land Management Committee. Please consider the following advice.

First of all, the enclosures consist of a map of the Industrial Park Lands, together with a memorandum of understanding between three County Committees and, additionally, development covenants and guidelines. As to the former document it essentially covers five areas of application, namely planning, marketing, land sale proposals, management and land sale procedure with respect to properties to be located within the so-called Trenton Industrial Park. Technically speaking, such an agreement as executed by and among committees of a County Board of Supervisors is not, per say, binding. However, as a policy statement to which each of the committees agree (also subject to their own areas of authority, as delegated to them by the County Board of Supervisors) a memorandum of understanding can stand subject to amendment by the full board of supervisors or its alteration of the powers and duties of each of the respected committees.

Proceeding to the second document, entitled “development covenants and guidelines” I presume that the intention behind this instrument is to establish recordable conditions which would be imposed upon lots or parcels of real estate to be sold to third parties by the County though among all of the lands situated in the Industrial Park. Correspondingly, I have the following comments to make.

First of all, under I. Purpose, subheading “Authority of Industrial Development Committee” although, obviously, the County Board of Supervisors is going to want to delegate the authority in question to, among other possible entities, the Industrial Development Committee, is it necessary to include this language in the covenants to be recorded against each title? I would suggest that it is not only not necessary it has the potential for creating problems should the County Board in the future designate another committee to so act. Then you have all of the covenants which require potential amendments. Secondly, what, if any, parameters shall guide the committee in performing it’s architectural review responsibilities? Thirdly, I question the language to the effect that an owner
submitting plans “agrees not to bring any action or suit to recover any damages against the IDC, County Board, or other County Board Committee, or any member, employee or agent there of.” I think this a violation of public policy if I understand it to mean that the simple submission of plans for building shall preclude an owner from bringing any action for damages against the County or agencies there of whatsoever.

Preceding to II on permitted uses, I would first observe that the designated permitted uses are those concurrently designated at §18.32.020 of the Zoning Code as permitted uses in the Industrial District, albeit in somewhat different language. Perhaps it might be best to leave the reference to permitted uses to either a more specific designation of the types of land uses (compatible with the Zoning Code) which may be made of property in the Industrial Park or, alternatively, simply reference the Zoning Code, generally. My concern is that by using broad, rather indefinite language the County may open itself up to questions in the future and/or a conflict may be created between the covenant and the Zoning Code, as amended from time to time. Next, with reference to article III on “conditional uses” you proceed to list certain types of land uses which are designated as “conditional”. However, I fail to see any established criteria, procedurally or substantively, pursuant to the terms of which these conditional uses may be allowed or disallowed. Again, you may wish simply to refer to conditional uses allowed in the Industrial District as under §18.32.040 or as amended or replaced from time to time.

Frankly speaking, the provision that you might wish to further expand upon with exacting identification as Article IV on prohibited uses. As I view the language presently, it is a bit too vague to lend itself to adequate enforcement.

Next, Article V attempts to describe nuisance conditions. While several of the criteria expressed are subject to standards, a number simply are incapable of ascertainment with reference to the language used. For example, “obnoxious” orders are not permitted. Using an old adage, beauty is in the eyes of a beholder. This provision is so loosely drafted as to potentially be worthless.

Proceeding to Article VI on lot size this does not appear to be consistent with the current Zoning Code although, once again, I would suggest not tying yourself down. Perhaps the best way to handle this would be to indicate that no parcel or lot, once sold by the County in the Industrial Park, may be further subdivided so as to create a lot of less than two acres in size or the minimum standard expressed under the then applicable Zoning or subdivision ordinance. I would suggest similarly with respect to Article VI on lot coverage. Furthermore, at Article IX on setbacks although the standards appear to be the same as currently expressed in the Zoning Code, those standards are, potentially, subject to amendment or replacement and, thus, I would not use the exact numbers in the covenant which is to run with the land, ad infinitum.

Next Article XII on outdoor storage this language would appear to conflict to at least a limit extent with the Zoning Code. And/or Title 8 on health and safety.

With reference to Article XIII on landscaping if you wish it to be completed within one year the word “should” and “should be installed” should be replaced with “shall”. As to the comment in this provision to the affect that a landowner fails to undertake landscaping maintenance responsibilities,
the County may do so and charge the same as an assessment, how do you propose to accomplish this objective? There is no self executing power within the covenants that would grant this type of authority to the County, especially if you were talking about a type of assessment which might be added to the tax rolls. Preceding to XV on signs I would again make mention of the restrictions under the Zoning Code.

Next, with respect to Article XVI this is not properly a covenant to run with the real estate. Pierce-Pepin Electric Cooperative may disband or be absorbed by another company at some point in the future and we are also looking at deregulation of the industry.

Preceding to XX on amendments I would leave this at the discretion of the County Board, subject to recommendations of the IDC and Highway Committee. To have the committees vote affirmatively and to constitute an impediment to full County Board action of the same kind appears to be inconsistent with the delegation of authority to committees by the County Board.

Also with reference to Article XXII on enforcement it appears as though you may be mixing the Land Management department’s responsibility to enforce the Zoning Code with enforcement of the covenants, a proprietary function of the County. While, certainly, the County can delegate that responsibility to the committee and/or department it is neither a covenant nor is it required that said department become involved.

After you have had a chance to review these comments perhaps we might discuss the matter further. Thank you for your consideration.

William G. Thiel

WGT:ks
MEETING NOTICE

Pierce County Board of Supervisors
Industrial Development Committee

Tuesday, May 13
11:00 a.m.
UW-River Falls  RDI Building
Conference Room C

Agenda

1. Introductions
2. Review/approve minutes from January 10, 1997
3. Old Business
   * Trenton Industrial Park
   * RFL Manual
4. New Business
   * Prescott Project - Bergquist Company  $750,000 CDBG
5. Next Meeting
6. Adjourn

For more information:   Cynthia Thye  (715) 425-3881
May 2, 1997

Sandy Langer  
Pierce County  
Pierce County Courthouse  
P.O. Box 119  
Ellsworth, WI 54011

RE:  5/13/97 Industrial Development Committee meeting

Dear Ms. Langer:

Please include the enclosed information in the IDC packet for the May 13, 1997 meeting. If you have any questions, please feel free to contact me at 425-3881.

Sincerely,

Cynthia Thye  
Executive Director

RECEIVED  
MAY 06, 1997  
Pierce County  
Ellsworth, WI
<table>
<thead>
<tr>
<th>FROM</th>
<th>Sandra V. Langer</th>
<th>DEPT</th>
<th>Personnel/Administrative Assistant</th>
</tr>
</thead>
</table>

**TO:** Cynthia Thye

**DATE:** 5/1/97

**FAX #:** 425-4479

**COMPANY/BUSINESS:** PC Economic Dev Corp

**TOTAL NUMBER OF PAGES INCLUDING THIS COVER SHEET:** 02

**COMMENTS / INSTRUCTIONS:**

> Sick Wilhelm stated grid had been at 9:30 - The IDC Agenda went for the press for publication in 5/7. Please forward any information you want marked on the OBSG log 5/12.

**NOTE:** IF YOU EXPERIENCED PROBLEMS DURING TRANSMISSION OR IF ENTIRE FAX DOES NOT COME THROUGH, PLEASE CALL 715 273-3531, Ext: 433

---

Working today for a better tomorrow
Discuss Pierce County's role in the Economic Development Corporation

5/15/97
INDUSTRIAL DEVELOPMENT COMMITTEE
Tuesday, August 26, 1997 - 10:00 a.m.
County Board Room

Call to order

Approve minutes of previous meeting

Discuss and take action on the following budgets for 1998:
   Industrial Development
   Partners in Tourism
   Economic Development Corporation
   Pierce County Historical Society
   Institute of Minnesota Archaeology
   West Central ITBEC

Discuss and take action on Trenton Township industrial site covenants

Set meeting date

Old business

New business

Adjourn

8/14

cc: Petaja
    Truax
    W. Schroeder
    R. Wilhelm
    Reta Sanford
    Loretta Richman
    J. Foust, EDC
    Pierce County Herald
    Minnesota Institute of Archaeology

[Signature]

[Address]

85114
Call to order by Chair Petaja with Truax and Schroeder present. 
Also present: R. Wilhelm, M. Felderman-Baldwin, J. Foust, K. Hustings, L. Richman, J. 
Coughlin, W. Gilbertson, G. Hauser and B. Shrag. 
W. Gilbertson addressed the Pierce County Historical Society 1998 budget request for 
$6,050 and consideration for additional office space for the Society. Motion by Truax/Schroeder 
to approve and recommend a budget of $6,050 for 1998. Motion carried. 
No representative was present for the Institute of Minnesota Archaeology budget request. 
Motion by Truax/Schroeder fund at the 1997 level of $1,000 with funds, if approved by the 
County Board, to be placed into the Contingency Fund pending activity update from I.A. Motion 
carried. 
The budgets for Economic Development and Partners in Tourism were filed separately 
for 1998 requests. L. Richman and J. Coughlin addressed the Partners in Tourism request of 
$30,000. The Economic Development Corporation budget request was addressed by J. Foust and 
G. Hauser. The E.C. requested $46,040. Motion by Truax/Schroeder to recommend a total of 
$50,000 be divided between the two organizations with $30,000 for E.C. and $20,000 for 
Partners in Tourism. Motion carried. 
R. Truax presented the 1998 budget request for ITBEC in the amount of $5,846. Motion 
by Schroeder/Petaja to recommend $5,500, which was an increase in line with the percentage 
increase of the other organization budget recommendations. Motion carried. 
Recess 
Discussion of the Trenton Industrial Site covenants. Petaja explained the redrafts were 
not available for review. Petaja will confer with B. Warner requesting a meeting with the 
committee to discuss site plans and possible advertising of the sites. Action tabled until the next 
meeting. 
Next meeting scheduled for Monday, September 22, 1997 at 8:00 a.m. in the County 
Board Room. 
Motion by Truax/Schroeder to adjourn at 12:27 p.m. Motion carried.
Economic Development Corp. $45,040. 45% match basis.

Contingent upon the Corporation hiring a full time Executive Director and subject to Committee review of the final Corporation budget, tourism plan and staffing plan.

$1,000.

Designated for site development expenses relative to the Trenton Industrial Park.

County Historical Association $2,000.

Operating support.

$300.

Membership campaign matching funds, $1 - $1 basis, for dues collected above 1996 total.

$2,500.

Capital cost matching funds, $1 - $1 basis, for cash donations raised after final adoption of county budget.

Minnesota Archaeology $2,750.

Printing costs for updated Mero Site brochure.

International Trade, Business & Economic Development Council (ITBEC) $5,000.

Estimated county contribution for ITBEC operations in 1997; subject to final proposal from ITBEC.

Committee totals $58,090.
August 26, 1997

To: Industrial Development Committee

From: Pierce County Historical Association

Subject: Budget Request for 1998

The Pierce County Historical Association appreciates the support of the Pierce County Board for the Association's work in preserving the County's history and making it available for use and enjoyment. As requested a year ago, we have drafted goals and objectives (attached). We will continue to refine them.

The Association has continued its work much the same as in recent years. The office at the courthouse is staffed by dozens of volunteers contributing hundreds of hours. Hundreds of visitors pass through that office each year from many states. Periodically, events are held at the River Bluffs History Center in Bay City. Volunteers plan, prepare, and staff the events and exhibits; visitors come in numbers from Pierce County and surrounding counties. Likewise, we staff the Freier School during the Pierce County Fair and host several thousand visitors.

Principal activities for the last 12 months at the History Center have been: Labor Day picnic, Open House in October, Author's Day and Holiday Mart in November, Christmas family day, Old Fashioned Basket Social in February, Bring in Spring and Craft Sale in March, Garage Sale in May, Ethnic Days Exhibit in May, Pancake Breakfast in June. These events are typically accompanied by historical exhibits and speakers, and attracted visitors besides our members. Our chapters (Prescott, River Falls, Spring Valley, Mississippi River Bluffs) are all quite active and have their own functions of a historical interest. Prescott published a history of the city which won a state award.

Our major focus in the past 12 months (September 1996 through August 1997) has been to restore the River Bluffs History Center to full usefulness. We have come a long way and there is more to do. We have accomplished the following:

- Water & sewer hook-up and associated plumbing, $8195
- Roof, $4500
- Dry wall, $1070
- Painting, $492
- Sign (half), $300

During this same time we have raised $1807 through donations and small events, $1872 at our May garage sale, and $338 at our June pancake breakfast.

We continue to be concerned about the Freier School also. We spent $217 to install several new windows -- the school now has all of its large windows replaced. We have plans to install a new front door and are in the initial stages of interior decorating, a flag pole holder, and other improvements.

The Association maintains numerous important documents pertaining to the county's history, and the collection continues to grow. We are very limited in space to
store these, and it is extremely difficult for our visitors to use them in their research. **Our most pressing need is room space.** We need space to store the collection, to catalog it, and to make it available for use. The space needs to be heated in winter and air conditioned in summer for proper preservation. It needs to be in the county seat, as researchers typically wish to access county records as well as historical records.

**Our budget request for 1998 is to receive the same amount as we are receiving in 1997,** as follows:

- Operating support $2300
- Physical plant* 3750
  Total $6050

* For the History Center, Freier School, and other facilities.

Marvin Muhlhausen
Treasurer

Wayne Gilbertson
President
Pierce County Historical Association

Mission: To preserve the history of Pierce County, Wisconsin, and make it available for use and enjoyment.

Draft Goals

5 years

1. Obtain larger archive and research space in the courthouse complex.
   - articulate the need to preserve historical records and artifacts.
   - document need to provide research space for historians and genealogists.
   - present space needs to the County Board.
2. Find, attract, and train volunteers.
3. Expand use of the River Bluffs History Center.
   - complete building repairs.
   - enhance the appearance and utility of the building.
   - capitalize on the Great River Road.
4. Expand use of the Freier School.
   - continue its restoration.
   - open it with exhibits during county or local events.
5. Interpret the history of Pierce County for the public through various means including permanent and temporary displays, historic sites, publications, and programs.
   - rent or borrow store space in local communities as exhibit space for local history.
   - encourage Chapter participation and leadership in these exhibits.
6. Continue to publish major works.
   - establish more marketing of existing publications.
7. Develop funding to support our goals.
8. Encourage the establishment of new PCHA chapters, e.g., Plum City, Elmwood, Maiden Rock.
9. Establish a local history column in county newspapers to draw attention to Pierce County's heritage.
10. Work to identify, inventory and promote the preservation of various historic buildings and sites in the county.

20 years

1. Establish a county museum.

2. Hire a paid employee augmented by expanded volunteer base.
PIERCe COUNTY PARTNERS IN TOURISM PROPOSED BUDGET 1998

REVENUES
$59,548.00

- Diaryland Power Grant $10,000.00
- JEMS Matching Grant 2,500.00
- Pierce County 30,000.00
- Sales 3,000.00
- Memberships 1,800.00
- Sponsorships 3,000.00
- Program Fees 750.00
- Display Booth 3,000.00
- Local Governmental Funding Assistance 5,498.00

$59,548.00

EXPENSES
$59,548.00

Operating Expenses
- Postage $2,500.00
- Office Supplies 1,000.00
- Dues/Subscriptions 500.00
- Conferences 1,200.00

$5,200.00

Overhead Expenses
- Share of Utilities $1,800.00
- 800 Phone Line 2,500.00
- Local Phone, Fax 900.00
- Shared Copier Expense 225.00
- Contingency 1,500.00
- Liability Insurance 225.00

$7,150.00

Project Expenses
- Brochure publishing $10,000.00
- Brochure Rack Maintenance 200.00
- Logo Purchases 3,000.00
- County-wide Familiarization Tour 5,000.00
- 1-94 Wayside Displays 500.00
- Display Booth 3,000.00
- Calendar of Events 500.00

$22,200.00

PAYROLL
- Director (part-time) $14,850.00
- Assistant (part-time) 6,700.00
- Workman's Comp, Unemployment 3,448.00

$24,998.00
Pierce County Economic Development Corporation

Presentation to

THE INDUSTRIAL DEVELOPMENT COMMITTEE

PIERCE COUNTY BOARD OF SUPERVISORS

Tuesday August 26, 1997

Pierce County Courthouse

Ellsworth, Wisconsin
Contents

I. PCEDC 1997-1999 Strategic Plan
II. PCEDC 1998 Fundraising Plan
III. Table: Funding sources 1988-1997
IV. Monetary Donations Received 1987-1997
V. PCEDC 1998 Budget
FISCAL YEAR
1997-1999

Strategic Plan

Pierce County Economic Development Corporation
Pierce County Economic Development Corporation

Mission Statement

Our mission is to broaden and increase the county's economic base through serving as both a leader and coordinator of economic development. The corporation will act as a service provider for those projects that foster partnerships among public and private entities, do not duplicate other area service provider's operations and which positively affect the residents' quality of life.
EXECUTIVE SUMMARY

The first strategic goal for Pierce County Economic Development Corporation (PCEDC) is to broaden, increase, and diversify the County's economic base. We recognize three broad areas of effort. We must be a service provider for those projects that foster partnerships among public and private entities and do not duplicate other provider's operations and which positively affect the residents' quality of life.

Additionally, we must market the area to potential new industries while leading and coordinating efforts to assist existing business and industry. In all three objectives, we are reevaluating current programs and projects to weed out those which do not support the mission and to add to or increase those which do.

Secondly, PCEDC has set a goal of improving the quality of its programs for potential and existing business and industry. We believe that excellence is achieved through continuing improvement in the services we provide. A key step is to establish an annual quality review with staff involvement and analysis and Board of Directors' approval of assessments and new policy directives.

Three objectives center on leveraging scarce time and money by establishing formal operating protocols with Chambers and similar organizations, other business-service providers, and the University to determine who does what when. Another objective is to develop a cost-effective means of delivering economic resources information to as many audiences as need it.

Our third and final goal is to strengthen the PCEDC's financial base through a more focused planning, budgeting, and review system. Responsibility is being given the Executive Committee as well as staff for ensuring the budget fulfills the mission and for determining the cause of shortfalls. Responsibility is being given the Income and Contributions Committee as well as staff for raising the prescribed revenues.

Additionally, we will work to define the best organizational structure. We will work to explore more creative ways of obtaining income, such as charging fees for services rendered. And finally, we will seek to improve utilization of our human resources, especially the Board of Directors.

The PCEDC is a private 501(c)(6), non profit corporation, chartered in the State of Wisconsin in 1988. It is governed by a Board of up to 25 members, with oversight and policy provided by an Executive Committee of seven of the board members. It is staffed by an Executive Director who will use the Bylaws, this strategic plan, and Board of Directors' policy guidance to create an annual workplan, marketing plan, and operating conditions committing the organization to meet its mission and goals.

The service area of the PCEDC, as defined by the Bylaws, is Pierce County and the entire City of River Falls.
GOAL I  BROADEN, INCREASE AND DIVERSIFY THE COUNTY’S ECONOMIC BASE

Objectives:

A. Act as a service provider for those projects that foster partnerships among public and private entities and do not duplicate other provider’s operations and which positively affect the resident’s quality of life.

Task 1: Staff will design a ranking standard for projects requiring provision of services to determine which projects should be undertaken and to document workload.

Task 2: Staff will test the standards, identifying a dozen prospects during 1997-1999.

B: Lead and coordinate efforts to market the area to potential industrial clients.

Task 1: Staff will evaluate current efforts for needed changes.

Task 2: Staff will develop and implement a targeted recruitment program by spring of 1998.

Task 3: Staff will continue to work with the local banks to improve the County Loan Pool Program.

Task 4: Staff will expand the base of general and specific listings of grants available and more actively write grants for projects.

C. Lead and coordinate efforts to assist existing industry with expansions and new initiatives.

Task 1: Staff will restructure time and/or efforts to provide more resources to a countywide call program for assistance, retention, public relations, and income generation by the end of 1997.

Task 2: Staff will develop a structure for Board members’ help in assisting existing industry and implement by summer of 1998.

Task 3: Staff will meet with educational institutions to create a County Business Model to forecast local recruitment goals, local retention rates, and local placement opportunities, with completion by the summer of 1999.
Goal II  IMPROVE THE QUALITY OF PCEDC'S PROGRAMS FOR POTENTIAL AND EXISTING BUSINESS AND INDUSTRY.

Objectives:

A. Review the programs and supporting material and publications annually; evaluate continued need and level of quality.

Task 1: Staff will document new policy directions and present them to the Board for approval.

Task 2: Staff will establish technical and financial targets for each PCEDC program, monitor progress toward those targets, initiate quality improvement, and report assessments to the Board, with first assessment due March 31, 1998.

Task 3: Staff will rearrange resources as necessary to review programs, make the revisions work, and develop appropriate new or revised documents.

B. Initiate dialog with Chambers and similar organizations to establish a protocol for serving commercial, retail, "main street" business, beginning January 1998.

C. Initiate dialog with other business-service providers and similar organizations to establish a protocol for serving new entrepreneurs, startup companies, and expansion efforts, beginning March 1998.

D. Initiate dialog with the University to determine what technology transfers could be exploited, beginning May 1998.

E. Conduct a study to establish the type and range of economic resources information which should be available and how that information could be best accessed by PCEDC members, students, and candidates for expansion or relocation.

Task 1: Staff will complete the study by June 30, 1998.

Task 2: Staff will establish the information base and access formats by September 30, 1998.

F. Strengthen and expand new initiatives.

Task 1: Executive Committee and Executive Director will pursue administration of the County Revolving Loan Fund.

Task 2: Staff will establish the PCEDC as the liaison agency for state and federal programs.
Goal III  

STRENGTHEN PCEDC’S FINANCIAL BASE.

Objectives:

A. Develop and expand sources of financial support.

   Task 1: Executive Committee and Executive Director will prepare a budget sufficient to accomplish the mission of the organization.

   Task 2: Executive Committee and staff will systematize income generating efforts, to even out cashflow, create a positive income stream and reserve, and fulfill strategic plan and annual workplan initiatives, beginning July 1997.

   Task 3: Executive Committee will explore why historically revenues have fallen short of budget plan, during the third quarter of 1997.

   Task 4: Income and Contributions Committee and staff will develop a plan to raise all the revenues in the 1998 budget.

   Task 5: Staff will continue to serve as staff for the Pierce County Industrial Development Committee.

B. Determine the relationship between PCEDC membership and likelihood and level of contributions.

   Task 1: Staff will correlate PCEDC membership with total of county business and industry, study the impact on contributions and activity, report results and recommendations, before April 30, 1998.

   Task 2: Staff will explore means of obtaining talent and time, as well as treasure, from members and contributors.

C. Evaluate fee for service opportunities.

D. Improve the diversity, skill level, and participation of the governing body, to foster better policy development and stronger community ties.
## PIERCE COUNTY PARTNERS IN TOURISM PROPOSED BUDGET 1998

### REVENUES

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diaryland Power Grant</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>JEMS Matching Grant</td>
<td>2,500.00</td>
</tr>
<tr>
<td>Pierce County</td>
<td>30,000.00</td>
</tr>
<tr>
<td>Sales</td>
<td>3,000.00</td>
</tr>
<tr>
<td>Memberships</td>
<td>1,800.00</td>
</tr>
<tr>
<td>Sponsorships</td>
<td>3,000.00</td>
</tr>
<tr>
<td>Program Fees</td>
<td>750.00</td>
</tr>
<tr>
<td>Display Booth</td>
<td>3,000.00</td>
</tr>
<tr>
<td>Local Governmental Funding Assistance</td>
<td>5,498.00</td>
</tr>
</tbody>
</table>

Total Revenues: $59,548.00

### EXPENSES

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating Expenses</td>
<td>$59,548.00</td>
</tr>
<tr>
<td>Postage</td>
<td>$2,500.00</td>
</tr>
<tr>
<td>Office Supplies</td>
<td>1,000.00</td>
</tr>
<tr>
<td>Dues/Subscriptions</td>
<td>500.00</td>
</tr>
<tr>
<td>Conferences</td>
<td>1,200.00</td>
</tr>
</tbody>
</table>

Total Operating Expenses: $5,200.00

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overhead Expenses</td>
<td></td>
</tr>
<tr>
<td>Share of Utilities</td>
<td>$1,800.00</td>
</tr>
<tr>
<td>800 Phone Line</td>
<td>2,500.00</td>
</tr>
<tr>
<td>Local Phone, Fax</td>
<td>900.00</td>
</tr>
<tr>
<td>Shared Copier Expense</td>
<td>225.00</td>
</tr>
<tr>
<td>Contingency</td>
<td>1,500.00</td>
</tr>
<tr>
<td>Liability Insurance</td>
<td>225.00</td>
</tr>
</tbody>
</table>

Total Overhead Expenses: $7,150.00

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Expenses</td>
<td></td>
</tr>
<tr>
<td>Brochure publishing</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>Brochure Rack Maintenance</td>
<td>200.00</td>
</tr>
<tr>
<td>Logo Purchases</td>
<td>3,000.00</td>
</tr>
<tr>
<td>County-wide Familiarization Tour</td>
<td>5,000.00</td>
</tr>
<tr>
<td>1-94 Wayside Displays</td>
<td>500.00</td>
</tr>
<tr>
<td>Display Booth</td>
<td>3,000.00</td>
</tr>
<tr>
<td>Calendar of Events</td>
<td>500.00</td>
</tr>
</tbody>
</table>

Total Project Expenses: $22,200.00

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAYROLL</td>
<td></td>
</tr>
<tr>
<td>Director (part-time)</td>
<td>$14,850.00</td>
</tr>
<tr>
<td>Assistant (part-time)</td>
<td>6,700.00</td>
</tr>
<tr>
<td>Workman's Comp, Unemployment</td>
<td>3,448.00</td>
</tr>
</tbody>
</table>

Total Payroll: $24,998.00
<table>
<thead>
<tr>
<th>Year</th>
<th>Total Budget</th>
<th>Total Amount Received from County</th>
<th>$ from County for Tourism</th>
<th>$ from County for PCEDC</th>
<th>County % of PCEDC Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>1997</td>
<td>$105,922.00</td>
<td>$46,040.00</td>
<td>$25,000.00</td>
<td>$21,040.00</td>
<td>19.8%</td>
</tr>
<tr>
<td>1996</td>
<td>$87,026.50</td>
<td>$32,492.00</td>
<td>$18,384.00</td>
<td>$14,108.00</td>
<td>16.2%</td>
</tr>
<tr>
<td>1995</td>
<td>$101,662.43</td>
<td>$30,250.00</td>
<td>$20,304.00</td>
<td>$9,946.00</td>
<td>9.8%</td>
</tr>
<tr>
<td>1994</td>
<td>$110,147.48</td>
<td>$26,250.00</td>
<td>$19,080.00</td>
<td>$7,170.00</td>
<td>6.5%</td>
</tr>
<tr>
<td>1993</td>
<td>$116,916.00</td>
<td>$26,250.00</td>
<td>$20,835.00</td>
<td>$5,415.00</td>
<td>4.6%</td>
</tr>
<tr>
<td>1992</td>
<td>$96,385.00</td>
<td>$26,250.00</td>
<td>$5,000.00</td>
<td>$21,250.00</td>
<td>22.1%</td>
</tr>
<tr>
<td>1991</td>
<td>$79,871.00</td>
<td>$23,343.00</td>
<td>0.00</td>
<td>$23,343.00</td>
<td>29.2%</td>
</tr>
<tr>
<td>1990</td>
<td>$67,630.00</td>
<td>$24,700.00</td>
<td>0.00</td>
<td>$24,700.00</td>
<td>36.5%</td>
</tr>
<tr>
<td>1989</td>
<td>$68,389.00</td>
<td>$21,903.00</td>
<td>0.00</td>
<td>$21,903.00</td>
<td>32.0%</td>
</tr>
<tr>
<td>1988</td>
<td>$9,371.35</td>
<td>$18,500.00</td>
<td>0.00</td>
<td>$18,500.00</td>
<td></td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>-------</td>
<td>-------</td>
<td>-------</td>
<td>-------</td>
<td>-------</td>
</tr>
<tr>
<td>1st Federal of Eau Claire</td>
<td>200.00</td>
<td>200.00</td>
<td>200.00</td>
<td>200.00</td>
<td>250.00</td>
</tr>
<tr>
<td>1st Federal S&amp;L - Ellsworth</td>
<td>200.00</td>
<td>200.00</td>
<td>200.00</td>
<td>200.00</td>
<td>200.00</td>
</tr>
<tr>
<td>1st National Bank of River Falls</td>
<td>800.00</td>
<td>800.00</td>
<td>1,000.00</td>
<td>1,000.00</td>
<td>1,000.00</td>
</tr>
<tr>
<td>1st State Bank of Elmwood</td>
<td>172.00</td>
<td>170.00</td>
<td>170.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st National Bank of Hudson</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ameritech</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arneson Insurance Agency</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Baldwin Telecom</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brown Seed Farms</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
</tr>
<tr>
<td>Bank of Spring Valley</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business Strategy Resource Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cedar Corporation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Citizens State Bank</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City of Prescott</td>
<td>2,883.00</td>
<td>4,324.50</td>
<td>4,998.40</td>
<td>49,983.40</td>
<td>5,188.00</td>
</tr>
<tr>
<td>Crystal Cave</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dairy Food Systems</td>
<td>350.00</td>
<td>450.00</td>
<td>500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dairyland Power Coop</td>
<td>500.00</td>
<td>500.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deiss &amp; Nugent Feeds</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Derrick Construction Co, Inc.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Durand Federal Savings &amp; Loan</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Durand Builders</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Edina Realty</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elmwood Merchants Association</td>
<td>250.00</td>
<td>250.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Family Dentistry (Prescott)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Federal Foam Technologies</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Foley Wood Products</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Genesis Industries</td>
<td>100.00</td>
<td>100.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
</tr>
<tr>
<td>George's Seed Farms</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
</tr>
<tr>
<td>Goggins-Berg Farms</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greeley's Ornamental Concrete</td>
<td>100.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GTE North</td>
<td>1,000.00</td>
<td>1,500.00</td>
<td>1,500.00</td>
<td>1,500.00</td>
<td>1,500.00</td>
</tr>
<tr>
<td>Hager City Express</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hager Telecom</td>
<td>350.00</td>
<td>350.00</td>
<td>400.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Helmer Printing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hiawatha National Bank</td>
<td>400.00</td>
<td>400.00</td>
<td>400.00</td>
<td>400.00</td>
<td>400.00</td>
</tr>
<tr>
<td>Holst Construction Co</td>
<td>500.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jacques Seed Company</td>
<td>930.00</td>
<td>1,000.00</td>
<td>500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Java Hut</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kathy's Toddler Junction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>M &amp; I Community State Bank</td>
<td>PCB &amp; T</td>
<td>100.00</td>
<td>1,000.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MFB Corporation</td>
<td>125.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pierce County Power</td>
<td>2,000.00</td>
<td>2,053.75</td>
<td>2,000.00</td>
<td>2,000.00</td>
<td>2,250.00</td>
</tr>
<tr>
<td>Panel Systems Manufacturing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pierce County Bank and Trust</td>
<td>12,500.00</td>
<td>18,500.00</td>
<td>21,903.28</td>
<td>24,720.34</td>
<td>23,342.85</td>
</tr>
<tr>
<td>Pierce-Pepin Electric Coop</td>
<td>1,500.00</td>
<td>1,000.00</td>
<td>1,000.00</td>
<td>1,000.00</td>
<td>1,000.00</td>
</tr>
<tr>
<td>Prescott Chamber of Commerce</td>
<td>2,041.50</td>
<td>2,506.20</td>
<td>2,525.80</td>
<td>2,973.00</td>
<td>100.00</td>
</tr>
<tr>
<td>Protein Technologies, Inc</td>
<td>500.00</td>
<td>500.00</td>
<td>500.00</td>
<td>750.00</td>
<td>650.00</td>
</tr>
<tr>
<td>Putzier Agency</td>
<td>450.00</td>
<td>500.00</td>
<td>500.00</td>
<td>500.00</td>
<td></td>
</tr>
<tr>
<td>River Falls Chamber of Commerce</td>
<td>100.00</td>
<td>100.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>River Falls State Bank</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Riverwood Center</td>
<td>250.00</td>
<td>250.00</td>
<td>250.00</td>
<td>250.00</td>
<td>250.00</td>
</tr>
<tr>
<td>Rodli, Beskar &amp; Boles, SC</td>
<td>160.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ross and Associates</td>
<td>25.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------------------------------</td>
<td>------</td>
<td>------</td>
<td>------</td>
<td>------</td>
<td>------</td>
</tr>
<tr>
<td>St Croix Valley Natural Gas</td>
<td>4,000.00</td>
<td>1,000.00</td>
<td>1,200.00</td>
<td>1,300.00</td>
<td>1,200.00</td>
</tr>
<tr>
<td>St. Croix Realty / Realty World</td>
<td>50.00</td>
<td>50.00</td>
<td>50.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Steamboat Inn</td>
<td>300.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stevens Engineering</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>50.00</td>
</tr>
<tr>
<td>Tile Shop</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town of Isabelle</td>
<td></td>
<td>132.00</td>
<td>144.80</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town of Spring Lake</td>
<td>256.50</td>
<td>256.50</td>
<td>256.50</td>
<td></td>
<td>452.00</td>
</tr>
<tr>
<td>Town of El Paso</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town of Trimbelle</td>
<td></td>
<td>1,121.25</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town of Diamond Bluff</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town of Rock Elm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town of Ellsworth</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town of Hartland</td>
<td>381.00</td>
<td>559.50</td>
<td>602.40</td>
<td>600.00</td>
<td>612.80</td>
</tr>
<tr>
<td>Valley Springs Fabricating</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Valley View Auto Body</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Village of Bay City</td>
<td>500.00</td>
<td>250.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Village of Maiden Rock</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Village of Elmwood</td>
<td>714.75</td>
<td>1,114.82</td>
<td>1,210.80</td>
<td>1,210.80</td>
<td>1,209.60</td>
</tr>
<tr>
<td>Village of Ellsworth</td>
<td>7,809.00</td>
<td>2,713.50</td>
<td>3,034.80</td>
<td>3,034.80</td>
<td>3,230.40</td>
</tr>
<tr>
<td>Village of Spring Valley</td>
<td>755.25</td>
<td>1,132.87</td>
<td>1,196.40</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Virginian Supper Club</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wadia Digital Corporation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wieser Concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wisconsin Bell</td>
<td>100.00</td>
<td>100.00</td>
<td>100.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Woodmaster Foundations</td>
<td>350.00</td>
<td>250.00</td>
<td>250.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Worth Investment Group</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

X - Support was acknowledged for the year but the amount not recorded
PCEDC Procedures for Fundraising 1998

Compose a donation request letter tailored to each individual industry:
- Banking
- Clients (past/present)
- Contractors
- Government
- Insurance
- Manufacturing
- Real Estate
- Small Business
- Utility

Procedure:
1. Mail letters:
   - To specific industries
   - Stagger mailings so all requests are not out at the same time

2. Follow up call after 1 week:
   - List of 65 names will be split up among committee members.
   - Members will then call those who were sent a letter.
   - Offer any information over the phone to persuade possible donor.
   - Arrange for an appointment if necessary.
   - Have donor send a confirmation letter if pledge is received.

3. Go to appointment:
   - Offer any additional information.
   - Get written pledge or check.

4. Follow up call or visit:
   - Personal thank you for pledge and/or check.
   - Deliver "Annual Plaque" to donor.

5. Each year, members must try to bring in new names

Dividing List of possible donors

Option 1
Divide by:
- Industry
- Community
- Government

Option 2
Divide by:
- Banks/Brokers
- Realtors/Clients
- Industry/Manufacturers
- Utilities/Government
- Small Business
Recognition for donors:

**Government Donors:**

All levels of Funding

- Annual Wall Plaque
- Newspaper mention

**Non-Government Donors:**

<table>
<thead>
<tr>
<th>Bronze Level</th>
<th>$249.00 and under</th>
<th>Paper Certificate</th>
<th>Newspaper Mention</th>
<th>Free Link on PCEDC Web Page for 1 year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Silver Level</td>
<td>$250.00 to 499.99</td>
<td>Paper Certificate</td>
<td>Newspaper Mention</td>
<td>Free Link on PCEDC Web Page for 1 year</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Desk Plaque</td>
<td></td>
<td>Recognition at each Quarterly Meeting</td>
</tr>
<tr>
<td>Gold Level</td>
<td>$500.00 to 999.99</td>
<td>Paper Certificate</td>
<td>Newspaper Mention</td>
<td>Free Link on PCEDC Web Page for 1 year</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Desk Plaque</td>
<td></td>
<td>Recognition at each Quarterly Meeting</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Annual Wall Plaque</td>
<td></td>
<td>(1) Free entry to Golf Outing or Annual Meeting</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Platinum Level</th>
<th>Over $1000.00</th>
<th>Paper Certificate</th>
<th>Newspaper Mention</th>
<th>Free Link &amp; Banner on PCEDC Web Page for 1 year</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Desk Plaque</td>
<td></td>
<td>Recognition at each Quarterly Meeting</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Annual Wall Plaque</td>
<td></td>
<td>(2) Free entries to Golf Outing or Annual Meeting</td>
</tr>
</tbody>
</table>
Pierce County Economic Development Corporation
1998 Budget

<table>
<thead>
<tr>
<th>Administrative:</th>
<th>$71,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Director, Intern, Fringes</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Operating:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Postage</td>
<td>2,500</td>
</tr>
<tr>
<td>Phone</td>
<td>2,250</td>
</tr>
<tr>
<td>Copy</td>
<td>2,200</td>
</tr>
<tr>
<td>Supplies</td>
<td>1,050</td>
</tr>
<tr>
<td>Travel / Entertainment</td>
<td>2,950</td>
</tr>
<tr>
<td>Periodicals</td>
<td>400</td>
</tr>
<tr>
<td>Memberships</td>
<td>800</td>
</tr>
<tr>
<td>Publications</td>
<td>200</td>
</tr>
<tr>
<td>Insurance / Miscellaneous</td>
<td>1,600</td>
</tr>
<tr>
<td><strong>TOTAL OPERATING EXPENSES</strong></td>
<td>$13,950</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Marketing:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Recruitment</td>
<td>3,000</td>
</tr>
<tr>
<td>Printing</td>
<td>4,500</td>
</tr>
<tr>
<td>Postage</td>
<td>2,200</td>
</tr>
<tr>
<td>Advertising</td>
<td>1,600</td>
</tr>
<tr>
<td>Events</td>
<td>750</td>
</tr>
<tr>
<td><strong>TOTAL MARKETING EXPENSES</strong></td>
<td>$12,050</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Equipment (Computer)</td>
<td>2,500</td>
</tr>
<tr>
<td>Contingency</td>
<td>1,500</td>
</tr>
<tr>
<td><strong>TOTAL OTHER EXPENSES</strong></td>
<td>$ 4,000</td>
</tr>
</tbody>
</table>

**TOTAL 1998 BUDGET** $101,000
INDUSTRIAL DEVELOPMENT COMMITTEE - 1997 BUDGET RECOMMENDATIONS TO FINANCE

September 6, 1996

1. Pierce County Economic Development Corp. $45,040. 45% match basis.
   Contingent upon the Corporation hiring a full time Executive Director and subject to Committee review of the final Corporation budget, tourism plan and staffing plan.
   $1,000 designated for site development expenses relative to the Trenton Industrial Park.

2. Pierce County Historical Association $2,000.
   Operating support.
   Membership campaign matching funds, $1 - $1 basis, for dues collected above 1996 total.
   $2,500.
   Capital cost matching funds, $1 - $1 basis, for cash donations raised after final adoption of county budget.

3. Institute for Minnesota Archaeology $2,250.
   Printing costs for updated Mero Site brochure.

4. West Central International Trade, Business & Economic Development Council (ITBEC) $5,000.
   Estimated county contribution for ITBEC operations in 1997; subject to final proposal from ITBEC.

Committee totals $58,090.
Agency

1. Institute for Minnesota Archaeology

<table>
<thead>
<tr>
<th>Amount</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,600</td>
<td>Operating support</td>
</tr>
<tr>
<td>2000</td>
<td>1/1/96</td>
</tr>
<tr>
<td>$300</td>
<td>Operating support</td>
</tr>
<tr>
<td>7/1/96</td>
<td></td>
</tr>
<tr>
<td>$1,950</td>
<td>Membership campaign match: $1 - $1. for increased membership dues in 1996 above $500. total.</td>
</tr>
<tr>
<td>1/1/96</td>
<td></td>
</tr>
<tr>
<td>$3,000</td>
<td>Capital costs for Bay City church building/museum: $1 - $1 county match for cash donations raised after final adoption of county budget.</td>
</tr>
<tr>
<td>1/1/96</td>
<td></td>
</tr>
</tbody>
</table>

2. Pierce County Historical Association

<table>
<thead>
<tr>
<th>Amount</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,950</td>
<td>Operating support</td>
</tr>
<tr>
<td>1/1/96</td>
<td></td>
</tr>
<tr>
<td>$300</td>
<td>Membership campaign match: $1 - $1 for increased membership dues in 1996 above $500. total.</td>
</tr>
<tr>
<td>1/1/96</td>
<td></td>
</tr>
<tr>
<td>$1,650</td>
<td>Capital costs for Bay City church building/museum: $1 - $1 county match for cash donations raised after final adoption of county budget.</td>
</tr>
<tr>
<td>1/1/96</td>
<td></td>
</tr>
</tbody>
</table>

3. Pierce Co. Economic Development Corp.

<table>
<thead>
<tr>
<th>Amount</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>$36,440</td>
<td>Operating support: 45% match basis. ($1 raised generates $0.45 in county funds.)</td>
</tr>
<tr>
<td>1/1/96</td>
<td></td>
</tr>
<tr>
<td>$2,000</td>
<td>Carry over database project funds from '95 to '96, for administrative assistant.</td>
</tr>
<tr>
<td>1/1/96</td>
<td></td>
</tr>
<tr>
<td>$2,800</td>
<td>Carry over Welcome &amp; Heritage Center project funds for '96 student interns.</td>
</tr>
<tr>
<td>1/1/96</td>
<td></td>
</tr>
<tr>
<td>$3,800</td>
<td>Welcome &amp; Heritage Center renovation costs.</td>
</tr>
<tr>
<td>1/1/96</td>
<td></td>
</tr>
</tbody>
</table>

* Authorize expenditure of $1,200. from 1995 allocation for Welcome & Heritage Center operating support for renovation costs. (requires Finance committee action)

4. Wisconsin Mississippi River Parkway Commission

<table>
<thead>
<tr>
<th>Amount</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>$750</td>
<td>Match WI Division of Tourism allocation of $15,000 for Great River Road promotions. For consideration following justification of expenditure. to be provided by Chair Evan Zantow.</td>
</tr>
<tr>
<td>16,528</td>
<td>1/1/96</td>
</tr>
<tr>
<td>5,179</td>
<td>1/1/96</td>
</tr>
</tbody>
</table>

13
INDUSTRIAL DEVELOPMENT COMMITTEE AGENDA
Monday, September 22, 1997 - 8:00 a.m.
County Board Room

Call to order

Approve minutes of 8/26

Discuss and take action on 1998 budget recommendation for Institute of Minnesota Archaeology

Discuss and take action on Trenton Industrial Park Site covenants

Review and take action on resolution supporting MRRPC economic development planning efforts and the OEDP Report

Old business

New business

Set meeting date

Adjourn

cc:  Petaja
     Truax
     W. Schroeder
     R. Wilhelm
     B. Warner
     P.C. Herald
     County Clerk’s Office
     DRE
     Prescott Journal
Call to order by Chair G. Petaja. Present: W. Schroeder and R. Truax. Also present: R. Wilhelm and Bill Warner.

Motion by Truax/Schroeder to approve minutes of 8/26. Motion carried.

Petaja informed the Committee that he had communicated with the Institute of Minnesota Archaeology and they are not currently digging at any sites in the County, however, they are conducting tours. Motion by Truax/Schroeder to approve a budget recommendation of $1,000 for the IMA. Motion carried.

Review of resolution supporting MRRPC and OEDP. Motion by Truax/Schroeder to approve a resolution to the County Board in support and request adoption on a first reading. Motion carried. Wilhelm indicated the MRRPC was financially healthy and the County may wish to consider a freeze on the amount of dues for 1998.

Wilhelm updated the committee on the recent Economic Development Corporation meeting. They stated they would have preferred a larger budget request for EDC with less for Partners in Tourism. They also advised they were beginning recruitment for a Director.

Warner presented a draft fact sheet regarding the Trenton Industrial Park. The covenants were not yet available for committee review. The committee will meet on 9/30 at 6:45 p.m. in the Courthouse lunchroom to approve the covenants and present a resolution to the County Board for same. This will be a first reading.

Motion by Schroeder/Truax to adjourn at 8:40 a.m. Motion carried.
INDUSTRIAL DEVELOPMENT COMMITTEE AGENDA
Tuesday, September 30, 1997 - 6:45 p.m.
Courthouse Lunchroom

Call to order

Approve minutes of 9/22

Take action to approve Trenton Industrial Park Development Covenants & Guidelines and forward resolution to the County Board recommending same

Adjourn

9/22
I. PURPOSE

This DECLARATION OF COVENANTS is made this ___ day of _____ 1997 by the Pierce County Board of Supervisors.

Pierce County ("Developer") is the owner of certain real property referred to as the "Trenton Industrial Park" located in the Town of Trenton, County of Pierce, State of Wisconsin, described in the attached Appendix (the "Property"), which property is currently zoned for industrial use.

The Developer desires and intends for the Property to be subject to certain covenants, conditions, restrictions to benefit the Property, the Developer, and the purchasers of the lots located in the property, their respective successors, heirs, and assigns. All lots in Trenton Industrial Park shall be held, the property leased, sold, and conferred subject to the terms of this Declaration.

The Developer intends to subdivide the Property. The covenants set forth in this Declaration are intended to be common to all of the present and future lots in the Property and to enhance the value, desirability and attractiveness of all such lots to their mutual benefit.

The goals of the Developer are to create additional value from the County's property investment, encourage economic expansion and diversification, create new employment opportunities, provide for development of business activities in an attractive and functional setting.

In making decisions on the development and use of lots in the Property the Developer shall be both guided by and restricted by the concept that it shall promote the right and ability of the Pierce County Highway Department to continue to use and operate facilities therein among compatible land uses and under circumstances minimizing its exposure to nuisance claims.

AUTHORITY OF INDUSTRIAL DEVELOPMENT COMMITTEE

The Industrial Development Committee (IDC) or its successors in interest shall be responsible for the orderly and expeditious review of all proposed improvements or projects in the Park. The IDC shall assist and cooperate with the County Board, the Highway Department and owners, leaseholders, architects, engineers, and developers to assure the orderly development of the Trenton Industrial Park and compliance with this Declaration. The IDC shall be responsible for determining whether proposed
Improvements comply with the purpose and intent of these covenants. The IDC shall constitute an Architectural Review Committee to assist it in carrying out this Declaration; nonetheless the County Board shall have the final authority regarding all matters subject to this Declaration.

All plans, specifications, and requests to build, remodel, alter, or otherwise change the external appearance of a site within the Park must be submitted to the IDC and County Board for review and written approval. Each Owner shall be responsible for compliance with all applicable building codes.

Neither the IDC, Developer, nor any member, employee or agent thereof shall be liable to any Owner or any proposed Owner submitting plans for approval hereunder, or to any other party by reason of mistake in judgement, negligence, or nonfeasance arising out of or in connection with approval, disapproval, or failure to approve any such plans or for any other action in connection with its or their duties hereunder. Each Owner or proposed Owner submitting plans to the IDC and County Board for approval, by submitting such plans, agrees not to bring any action or suit to recover any damages against the IDC, County Board, other county board committee, or any member, employee or agent thereof.

II. PERMITTED USES

Those uses which are permitted for real estate zoned for light industrial and industrial purposes and subject to Chapter 18.32 of the Pierce County Zoning Code and its successors.

III. CONDITIONAL USES

The Property exists specifically for the use as an industrial park; however, conditional uses allowed subject to approval for light industry and industry zoned real estate under the Pierce County Zoning Code and its successors shall also be allowed, subject to such conditions as may be imposed by the zoning authority.

IV. PROHIBITED USES

No use of real estate in the property may be made which is not permitted or conditionally allowed for industrial zoned property under the Pierce County Zoning Code.

V. NUISANCE CONDITIONS

Proposed uses and actual operations which generate nuisance conditions as described below shall be prohibited.

Noise: All noise shall be muffled so as not to be objectionable due to intermittence, beat
frequency, or shrillness. In no event, shall the sound-pressure level of noise, radiated continuously from a facility, exceed at the property line any standard that is now or hereafter established by any law, regulation, or ordinance of any federal, state, or local entity or agency having jurisdiction.

Smoke: Industries which operate on coal and produce opaque smoke shall not be permitted in the Park, and no operation may produce opaque smoke, as measured at the point of emission, by any means.

Fumes and Gases: Fumes or gases shall not be emitted at any point in concentrations or amounts that are noxious, toxic or corrosive. In no event, shall the emission of fumes or gases from a facility exceed at the point of emission standards which are set forth in any Federal, State, or local law, regulation, or ordinance.

Odors: Obnoxious odors shall not be permitted. Measurement shall be at the property line.

Dust: Solid or liquid particles shall not be emitted at any point in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air.

Fire or Explosive Hazard: All operations shall be carried on with reasonable precautions against fire and explosion hazards. Buildings shall be constructed in accordance with all applicable codes regarding such hazards.

Wastes: No hazardous substance as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§9601 et seq. ("CERCLA") shall be released on, upon, or into the property. Treatment and disposal of emissions, effluent and wastes must meet requirements of all applicable laws, codes and ordinances.

Glare and Heat: No direct or sky-reflected glare, whether from floodlights from high temperature processes, shall be visible from or beyond the property line. These regulations shall not apply to lighting for parking lots otherwise approved. There shall be no emission or transmission of heat or heated air which is discernable at the property line.

Vibrations: No vibration shall be produced which is transmitted through the ground as is discernable, without the aid of instruments, at or beyond the property line.

Excavation: Only excavation made in connection with construction of an Improvement shall be permitted, and then only when proper protection is afforded adjacent property; and, upon completion thereof exposed openings shall be back-filled and disturbed grounds shall be graded, stabilized and restored as close to its original condition as is practicable.

Ionizing Radiation: No operations in the Park shall cause any dangerous radiation, at any property line, in accordance with the United States Atomic Energy Commission, Title 10,
Chapter 1, Part 20 "Standards for Protection Against Radiation" dated August 9, 1986 (or any subsequent revisions of these regulations), the Radiation Protection Standards issued by the Federal Radiation Council, and the National Committee Radiation Handbook.

**Non-ionizing Radiation:** Any non-ionizing radiation (lasers, microwaves, ultraviolet radiation, etc.) shall not adversely affect equipment of other Owners. Avoidance of adverse effects, from non-ionizing radiation by appropriate single or mutual scheduling of operations is permitted with approval of the Board. Standards for this section shall be Public Health Guides for Microwaves, Ultraviolet Radiation from Lasers and Television Receivers" and all subsequent revisions of these standards.

**VI. LOT SIZE**

The minimum lot size shall be not less than 2 acres or the minimum size required under the Pierce County Zoning Code, whichever is greater.

**VII. LOT COVERAGE**

The maximum lot coverage shall be limited to 50% for buildings and other structures together with impervious features such as parking lots and driveways lot coverage shall not exceed 75%.

**VIII. SITE PLAN**

Site plans including the following information shall be reviewed and approved of by the IDC, County Planner, and the County Highway Committee. This covenant does not remove the prospective Owner’s obligation to obtain necessary permits or approvals from the County Land Management Department, Land Management Committee, or County Board, State or Federal authorities.

- a. Parcel
- b. Setbacks
- c. Building
- d. Elevations
- e. Future expansion area(s)
- f. Parking areas, driveways and traffic flow
- g. Utility placements, including antennas
- h. Wastewater management
- i. Sign placement and sketch
- j. Landscaping plan, screening and fencing
- k. Storm water control
- l. Timetable
IX. SETBACKS

Front: 77' from Federal/State highway right-of-way; 67' from county highway r.o.w.; 42' from all other highways rights of way.

Side: 20' or 40' if adjacent to a parcel or lot used for residential purposes.

Rear: 20', or 40' if adjacent to a parcel or lot used for residential purposes.

Exemptions from setbacks shall be as is set forth in the Pierce County Zoning Code.

X. BUILDING HEIGHT

100' maximum building height or then current Pierce County Zoning Code specifications, whichever is less.

XI. PARKING

No on-street parking is permitted. All parking, loading and unloading areas shall be sufficient to serve the functions being conducted on a lot without using adjacent streets or access driveways. Parking, loading and unloading service areas must be approved by the Architectural Review Committee prior to construction.

XII. OUTDOOR STORAGE

Subject to the restrictions on outdoor storage set forth in the Pierce County Zoning Code to the extent that outdoor storage may be permitted vegetative screening of all outdoor storage areas shall be required. Fencing and screening of receptacles for trash, waste, and/or recycling is also required. No tent, trailer or shack shall be used for storage purposes on any lot, except during construction.

XIII. LANDSCAPING

Landscaping shall be installed within 1 year of construction completion; vegetative screening may be required if adjacent to lots or parcels used for residential purposes.

Landscaping design and maintenance shall represent an informal to semiformal scheme which includes a variety of plant materials and sizes. Landscaped areas shall be properly maintained in an attractive and well kept condition, including such replanting and replacement as may be necessary from time to time. If landscaping is not properly maintained by the Owner, Developer may undertake such maintenance as may be
necessary and may charge the cost of such maintenance to the Owner, and such charge shall be collectible as assessment, and Developer shall have a lien therefor.

XIV. MAINTENANCE

All Improvements shall at all times be kept in a safe, clean neat and sanitary condition in compliance with all laws, ordinances and regulations pertaining to health and safety. No lot shall be used for storage of junk, unlicensed vehicles, automobiles or any scrap materials. All weeds shall be cut or mowed.

During construction, all construction sites shall be kept free of unsightly accumulations of rubbish and scrap materials, and construction materials, trailers, shacks and the like shall be kept in a neat and orderly manner.

Each owner shall be responsible for snow and ice removal from the owner’s lot.

XV. Signs

No traveling, motion, animated, or flashing signs shall be permitted; tenant signs only shall be allowed. All signs shall comply with the requirement or the Pierce County Zoning Code.

XVI. SUBDIVISIONS

No portion of a lot may be subdivided without the written consent of the IDC and the County Board or its designee.

XVII. RESALE OF LAND

No lot or portion thereof of a lot may be sold or conveyed without the written consent of the IDC. Prior to proposing a sale of a Lot or portion thereof, the Owner must offer a Right of First Refusal for any bona fide purchase offer to the IDC and the County Board on behalf of Pierce County. The County shall have 90 days from date of receipt of such offer to accept or reject same, unless an extension of time may be mutually agreed to and set forth in writing. In the event of acceptance of such offer by the County, conveyance shall be by warranty deed free and clear of all liens or encumbrances created by act or default of purchaser.

XVIII. ADDITIONAL PROPERTY

These covenants may be extended to properties acquired in the future, not presently a part of the Trenton Industrial Park.
XIX. AMENDMENT

These covenants may be waived, terminated, or amended with written consent of the IDC, the County Board, and 51% of all private property owners in the Trenton Industrial Park.

XX. SEVERABILITY

The invalidity or unenforceability of any term, condition, or provision of this Declaration of Covenants for any reason shall in no manner affect the validity or enforceability of any other term, condition, or provision hereof, all of which shall remain in full force and effect for the term of this Declaration and any extension thereof.

XXI. ENFORCEMENT

Enforcement of these covenants shall be by the Land Management Department, Land Management Committee, IDC, County Board or any other owner.

XXII. FAILURE TO ENFORCE NOT A WAIVER

No provision contained in these covenants shall be deemed to have been abrogated or waived by reason of any failure to enforce the provision, irrespective of the number of violations or breaches that may occur.

XXIII. RUNS WITH LAND

This Declaration shall run with and bind the property, and shall inure to the benefit of and be enforceable by the IDC, County Board, and the owners of the lots in the Park and their respective successors, assigns, heirs, executors, administrators, and personal representatives, beginning on the date this Declaration is adopted and continuing unless a change is approved pursuant to Article XIX.
TRENTON INDUSTRIAL PARK
Hager City, Wisconsin

SITE FEATURES

20 acres of undeveloped, well-drained property with industrial zoning. This site is owned by Pierce County, Wisconsin and is adjacent to the Burlington Northern Railroad's main line between St. Paul, Minnesota and LaCrosse, Wisconsin. The County Highway Department operates a gravel pit and hot mix asphalt plant adjacent to the Park. While a preliminary site plan has been prepared, the Park has not been formally subdivided, providing for maximum flexibility for companies looking to design a home for their specific needs and preferences.

LOCATION

The Park is located in the southeastern portion of the Minneapolis-St. Paul metropolitan area, in Wisconsin's Pierce County. The City of Red Wing, Minnesota is three miles south of the Park. Downtown St. Paul, Minnesota is approximately 41 miles northwest, with Interstate 494 (Exit 63) lies 32 miles northwest. Interstate 94 (Exit 19) is 29 miles north via U.S. Highway 63.

TRANSPORTATION

The Park is unique in its intermodal transportation options located nearby. Motor vehicle traffic is served by State Highway 35 (east-west) and U.S. Highway 63 (north-south); both highways have recently been reconstructed in the Hager City area. The Burlington Northern Railroad is adjacent to the Park and a new rail spur to serve the Park is possible. The Red Wing Municipal Airport is located three miles east of the Park via Highway 35 and features a 4,000 foot paved runway, separate taxiway, administration building with meeting and training rooms, a maintenance hangar, and full service fixed base operator. The Port Authority of Red Wing, Minnesota maintains barge terminal facilities on the Mississippi River, three miles south of the Park via U.S. Highway 63.

TAXES

Hager City is an unincorporated community within Pierce County, Wisconsin. The Park is located in Trenton Township, which has a current real property tax rate of $19.21 per $1,000 of assessed value.

POPULATION

<table>
<thead>
<tr>
<th></th>
<th>1996</th>
<th>1990</th>
<th>1980</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trenton township</td>
<td>1,624</td>
<td>1,583</td>
<td>1,588</td>
</tr>
<tr>
<td>Red Wing city</td>
<td>16</td>
<td>15</td>
<td>14</td>
</tr>
<tr>
<td>Pierce County</td>
<td>33,687</td>
<td>32,765</td>
<td>31,149</td>
</tr>
</tbody>
</table>
UTILITIES

The Pierce-Pepin Electric Cooperative serves the Park with three phase, high capacity electric service. The Cooperative sponsors a variety of pre-construction engineering services and energy conservation programs that are ready for prospective Park tenants. Natural gas is provided to the Park by Wisconsin Gas Company. The Park is not served by municipal water or sewer service; the County does have percolation tests indicating Park soils' suitability for conventional septic systems handling domestic wastewater. Two aquifers are readily accessible for private well installation.

FINANCING

Hiawatha National Bank’s Hager City branch is located 2 miles east of the Park and offers a wide range of commercial financing vehicles, including Small Business Administration loan guarantees and sponsorship of other creative financing programs. Three other commercial banks are located in Red Wing, Minnesota and are active lenders in the Hager City area. Additional financial resources are available through the Pierce-Pepin Electric Cooperative, including low-interest, fixed rate financing for fixed assets through the Dairyland Power Cooperative and the U.S. Rural Utilities Service. Park tenants can take advantage of financing program advisory services available through the Pierce County Economic Development Corporation.

EDUCATION & TRAINING

Hager City is part of the Ellsworth School District, which offers a wide range of comprehensive educational and extracurricular programming. The area also has excellent access to job training and technical education resources. Red Wing Technical College is located five miles south of the Park, and the Chippewa Valley Technical College is constructing a new campus in River Falls, twenty miles north of the Park. Four other technical colleges are located within one hour of the Trenton Industrial Park. University of Wisconsin campuses at River Falls and Menomonie provide an outstanding set of undergraduate and graduate programs. Coordinated employee recruitment, screening, and training programs are offered through the Pierce County Job Center in Ellsworth, 12 miles north, and the Southeastern Minnesota Private Industry Council in Red Wing.

COMMUNITY FEATURES

Outdoor recreation opportunities abound in the area surrounding the Trenton Industrial Park, including renowned boating and fishing in the Mississippi River, excellent and accessible golf courses in the region, and easy access to the world-class cultural amenities of the Minneapolis - St. Paul metropolitan area less than an hour from Hager City. The location offers a unique combination of metro access, country work ethic, and rural lifestyle that offers manufacturers an excellent home from which to compete locally, regionally, and internationally.

FOR MORE INFORMATION AND A CONFIDENTIAL CONSULTATION, CONTACT:

Kevin Hustings
Pierce County Economic Development
UW-River Falls RDI Bldg. 410 S. 3rd St.
River Falls, WI 54022
(800) 228-5418 (715) 425-4479 fax

Steve Healy
Pierce-Pepin Electric Cooperative
P.O. Box 420
Ellsworth, WI 54011
(715) 273-4355 (715) 273-4476 fax
Chair Petaja called the meeting to order at 6:53 p.m. Members present: Petaja, Truax. Members absent: Schroeder. Others present: Bill Warner.

Motion by Truax, second by Petaja to approve committee minutes of September 22. Agreed to.

Discussion of draft covenants for Trenton Industrial Park. Truax suggested that Section VIII, SITE PLAN, be amended to strike “or” before “County Board,”; insert “or other County,” before “State”; and move the second sentence below the list of required information for site plans. Warner suggested that under Section VII, LOT COVERAGE, a semicolon be inserted after “structures” and a comma inserted after “driveways”. Warner further suggested that Section XV, SIGNS, be amended to replace “requirements or” with “requirements of” and to make “Signs” all capital letters. Motion by Truax, second by Petaja to forward resolution to adopt the Covenants to the County Board for adoption, with changes as suggested. Agreed to.

Meeting adjourned at 6:57 p.m. upon motion by Petaja and second by Truax.
INDUSTRIAL DEVELOPMENT COMMITTEE
MEETING
11:00 A.M. COUNTY BOARD ROOM COURTHOUSE
AUGUST 28, 1998

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES

3. 1999 BUDGET PRESENTATION: PIERCE COUNTY ECONOMIC DEVELOPMENT COMMISSION (CURRENT BUDGET $30,000)

   A. TRENTON INDUSTRIAL PARK DISCUSSION

4. 1999 BUDGET PRESENTATION: HISTORICAL SOCIETY (CURRENT BUDGET $6,050)

5. 1999 BUDGET PRESENTATION: PARTNERS IN TOURISM (CURRENT BUDGET $20,000)


7. OLD BUSINESS

8. NEW BUSINESS

9. ADJOURN

8/18
INDUSTRIAL DEVELOPMENT COMMITTEE AGENDA
Friday, November 6, 1998 - 11:00 a.m.
County Board Room

Call to order

Discuss and take action on Mississippi River Regional Planning Commission annual update of the Overall Economic Development Program (OEDP) Report

Discuss and take action on Trenton Industrial Park

Adjourn

10/30
Call to order

Review Stevens Engineers, Inc. proposal regarding Trenton Industrial Park

Discuss and take action on Trenton Industrial Park

Set meeting date

Adjourn

12/17
INDUSTRIAL DEVELOPMENT COMMITTEE AGENDA
Thursday, April 1, 1999 – 1:30 p.m.
County Board Room

Call to order

Approve minutes of previous meeting

Discuss Trenton Industrial Park

Adjourn

3/18

cc: Truax
Speerstra
B. Schroeder
M. Schroeder
Wilhelm
P. Abbey
Pierce County Herald
County Clerk
I. Call to Order.

II. Motion / Second (Speerstra, Wilhelm) to approve 12/29/98 minutes as presented, passed unanimously.

III. PCEDC Update:
   A. Executive Director Abbey updated Industrial development committee (IDC) on the status of current PCEDC projects.
   B. Trenton Industrial Park
      1. Abbey noted that there are now 4 serious prospects for the park.
      2. Biggest concern is the sewage situation in the park and the neighboring townships.

IV. Trenton Sewage
   A. Committee noted that current problems in the area include,
      2. Neighboring Industries are having problems.
      3. Hager City downtown is old and could have problems.
      4. Many new housing developments beginning.
   B. Suggestion is to study the alternatives for sewage treatment in the entire south-central Pierce County region along the river.
   C. Pierce-Pepin Electric Cooperative is willing to donate matching funds to pay for a study of the area.
   D. Committee noted that Northern States Power may be willing to donate funds to assist in the project.
   E. Motion / Second (Schroeder / Truax) to recommend $3,000 from the County as matching funds to prepare a professional study of the sewage needs in Trenton Industrial park and the surrounding area; Staff will develop a study design to present to the engineering firm before a study begins; approved unanimously.

V. County Housing and Redevelopment Authority (HRA)
   A. Committee discussed briefly the need and opportunity for a county HRA.
   B. Committee will entertain a proposal for a county HRA.

VI. Motion / Second (Schroeder, Speerstra) to adjourn the meeting; approved unanimously.

Respectfully Submitted

Kevin A. Hustings

File Copy
County Clerk's Office

[Signature]
INDUSTRIAL DEVELOPMENT COMMITTEE  
Tuesday, April 27, 1999 – 11:00 a.m.  
County Board Room

Call to order

Approve minutes of previous meeting

Discuss and take action on Trenton Industrial Park planning

Future agenda items

Set meeting date

Adjourn

4/16

cc: D. Wilhelm
    P. Abbey
    G. Flogstad
Pierce County Industrial Development Committee
Pierce County Courthouse
April 27, 1999

DRAFT

Attending: Bill Schroeder, Seth Speerstra and Richard Truax.

Others: Peter Abbey, Kevin Hustings - Pierce County Economic Development Corp. (PCEDC)
Greg Flagstad - Mississippi River Regional Planning Commission (MRRPC)

I. Call to Order.

II. Motion / Second (Schroeder, Speerstra) to approve 04/01/99 minutes as presented, passed unanimously.

III. Flagstad
   A. Pierce County has a good GIS (Geographic Information System.)
   B. Presented his proposal on Trenton Industrial Park from Apr 14, 1999.
      1. MRRPC has 6 video tapes on developing industrial parks.

IV. Abbey - PCEDC perspective on Trenton Industrial Park
   A. Staff suggests that priority at this stage should be on developing a sanitary sewage proposal for the entire area.

V. Staff stated that Pierce-Pepin and NSP had been contacted requesting financial assistance in the amount of $3,500 each to conduct a needs and requirements study for sanitary sewer and water.

VI. Chair directed staff to seek written confirmation regarding financial commitments by Pierce-Pepin and NSP regarding this project.

VII. Adjourned

Respectfully Submitted,

Peter G. Abbey
PTA / kah
I. Call to Order. At 10:10am.

II. Motion / Second (Speerstra, Schroeder) to approve July 4-27 Minutes as presented; approved unanimously.

III. Trenton Business Park
   A. Truax noted that the County had approved $3,000 in matching funds for the study of Trenton Business Park.
   B. Abbey briefed committee on other financing for the project.
      1. Pierce-Pepin Cooperative Services has verbally committed to the project several times, but the PCEDC has been unable to secure written confirmation.
      2. Northern States Power's representative, Linda Clark, was present to discuss the status of their pledge.
   C. Clark asked committee to expand on the project idea.
      1. It was her understanding that the $3,500 requested of NSP may be used to study the sewer/sanitary situation near the proposed Trenton Business Park.
         a. Study would include area businesses and residential.
         b. Idea is to plan the sanitary system in stages. Business park would have an on-site system at first, then be hooked up to a future area-system
      2. Timeline for the project.
         a. Entire project is contingent on NSP and Pierce-Pepin's funding cooperation.
         b. Schroeder noted that after four years of inaction at the site, the Pierce County IDC is committed to getting the project moving this year.
         c. Clark will check with the NSP budget to see if funds are available in 1999. Otherwise funding in 2000 is very likely.

IV. Request for Proposals - Trenton Business Park
   A. Committee agreed that any study should address several concerns.
      1. Feasibility of a business park at the proposed location.
      2. Sanitary, sewer and water solutions for Business Park, neighboring industrial businesses, near-by residential and future development areas.
         a. Surrounding area should be treated in phases.
3. Possible park layouts and design.
   a. Park design should be addressed in phases.
4. Impact on area.

B. Goal of the RFP is to get bids from several developers/design firms. Firms will come to IDC and divulge what services they can provide. IDC can then determine the cost of retaining any particular firm and then negotiate the best combination of service and cost.

C. Committee discussed the relevance on having PCEDC and/or Pierce County officially send out the RFP.

D. Motion / Second (Speerstra/Schroeder). Staff and MRRPC should review RFP and develop final draft. Draft should be presented to Truax no later than August 20.

E. Truax will determine if another meeting is necessary before sending out the RFP.

F. Any RFP sent should possibly also be addressed to the Trenton Board

V. Stonewood Apartment Project.
   A. Abbey briefed committee on housing development in River Falls (Pierce County.)
      1. $5.5 million project needs help getting a bond issued.
      2. If County had its own HRA, the City could invite in the HRA to issue the bond.
   B. Truax noted that County currently has a Housing Authority (not an HRA.)
      1. Truax will look into the HA, HRA situation.

VI. Pioneer Press Article.
   A. Abbey passed around an article from the Pioneer Press outlining a Twin City Metro Council plan to develop a growth design for the St. Croix River Valley. The Council is seeking input from the communities.

VII. Motion/Second (Speerstra / Schroeder) to adjourn the meeting; approved unanimously.

Respectfully Submitted

Peter Abbey
Kevin Hustings
Call to order

Discuss and take action on the following budgets:
   Economic Development Corporation
   Pierce County Historical Society
   Pierce County Partners in Tourism

Discuss and take action to approve revised RFP for Trenton Industrial Park

Future agenda items

Set meeting date

Adjourn

9/1

enc: Trenton Industrial Park Covenants

cc: Seth S.
    Bill S.
    R. Wilhelm
    M. Schroeder
    M. Muhlhausen – Historical Society
    Lee Skog – Partners in Tourism
    P. Abbey – EDC
    M. Felderman-Baldwin
I. Call to Order 9:45am.

II. Budgets

A. Pierce County Historical Society (Marvin Muhlhausen)
   1. Requesting same amount as for 1999, $6,050.
   2. Organization Update.
      a. Raised $11,000 privately for 1999, and membership continues to grow.
      b. Purchased copier for use in office.
      c. Work continues of the Cabin, History Center and the Frier school.
      d. Archiving & restoring of records continues.
      a. Physical space is tight, office can hold only 2 visitors at a time.
         1. Moving is an option but the Historical Society needs to be located near the Courthouse. Researchers often use both county and historical records.
      b. Work on Cabin upgrades could cost up to $10,000.
   4. Committee Comments
      a. County experienced a 36% increase in heath care costs. In the short term, the County may have to cut costs.
   5. Cuts
      a. The Historical Society would take 5% from both the Cabin restoration project and from the records projects.
   6. Motion / Second (Schroeder / Speerstra) to recommend $6,050 be budgeted for the Pierce County Historical Society for 2000, with the condition that 10% may need to be cut; approved unanimously.

B. Pierce County Partners in Tourism (PCPT) -Wilson Mills-
   2. Changes
      a. Tourism has developed a new approach. The organization will now focus on being a catalyst for Tourism in the County instead of dealing directly with the day-to-day tourists.
      b. Office has been moved to Ellsworth to be central in the County.
      c. New director, Dori Haugen, was hired.
      d. 16 volunteer board members, a part-time intern and 6 volunteers working on the brochure-rack program.
   3. Projects
      a. 50 new plexi racks for displaying brochures around the County.
      b. New Pierce County brochure with expanded listings and information.
      c. New website which will become an umbrella site for all Pierce County sites.
      d. Developed a new formation for memberships where people can choose which type of support they would like.
      e. Tourism is working on several surveys to find out what people in the County would like and need.
      f. Travel Tour for Pierce County.
      g. Taste of Pierce County
         1. This would be a showcase of goods and service from the County.
         2. Tourism is requesting a $15,000 grant from the State.
      h. Plans to increase Coordinator's hours to full-time.
      i. Attendance at a travel show in Minneapolis to showcase Pierce County.
      j. Resume magazine ads marketing Pierce County.
4. Revenue  
a. Mills outlined state figures noting that PCPT generates $150,000 in revenue in the County.

5. Committee Comments  
a. PCPT was reminded of a request made in 1999 by the IDC to work at raising matching funds.  
b. County Chair requested that Pierce County be in the "Tour of Colors" magazine for Wisconsin.  
c. IDC requested that PCPT find a representative for ITBEC and contact Truax with the name.  
d. IDC was very happy to see the positive attitude of the organization and compliment the staff/board's efforts for change.  
e. Truax noted that PCPT should make a presentation to the full board some time in the future.

6. Cuts.  
a. PCPT would need to cut coordinators hours if budget allowance was cut 10%.

7. Motion / Second (Speerstra / Schroeder) to recommend $20,600 be budgeted for the Pierce County Partners in Tourism for 2000, with the condition that 10% may need to be cut; approved unanimously.

C. Pierce County Economic Development Corporation (PCEDC) Marilynne Felderman-Baldwin


2. Update  
a. New Pierce County EDC brochure outlined PCEDC services.  
b. New committee structure to help staff with work-load.  
c. PCEDC conducts monthly site-visits to businesses around to the county to find out what they are doing and what their concerns are.  
d. 4-County Business Directory.  
e. 70 Current projects.

a. Increase private sector involvement.  
b. Cooperate to identify needs and plans for housing.  
c. Work to support Spring Valley in its industrial park project.  
d. Increase the visibility of Pierce County through advertising.

4. Budgeting  
a. PCEDC raised $22,000 privately in 1999 up from 11,500 in 1998.  
b. PCEDC is asking all municipalities for $2.00 per capita in 2000.

5. Supplemental Request.  
a. PCEDC requested that $30,000 be set aside in a contingency fund to help bolster efforts at development projects.  
b. If the funds are needed to further a project they would be used, if funds are not needed they would remain in the contingency pot.

6. Cuts  
a. PCEDC would have to cut staff hours.

7. Committee Comments  
a. IDC liked the idea of the contingency fund.  
b. IDC commended PCEDC on its results in raising private funds.

8. Motion / Second (Speerstra / Schroeder) to recommend $32,240 be budgeted for the Pierce County Economic Development Corporation for 2000, with the condition that 10% may need to be cut; approved unanimously.

III. Contingency  
A. Motion / Second (Speerstra / Schroeder) savings from the ITBEC program be committee to contingency for the Pierce County Economic Development Corporation or the Pierce County Partners in Tourism; approved unanimously.
IV. Trenton Industrial Park
   A. Chair of the Land Management Committee, Rita Kozak, has comments on the RFP being developed by the IDC.
   B. Committee noted that the primary purpose of the Trenton Business Park study is the park design.
   C. Truax directed staff to meet with Kozak, Greg Flogstad to get a final draft of the RFP.
   D. Motion / Second (Schroeder / Speerstra) to officially designate the industrial project in Trenton as the Trenton Business Park; approved unanimously.

V. Next Meeting
   A. Next IDC meeting will be October 1, 1999, 10:00 AM.

VI. Motion / Second (Schroeder / Speerstra) to adjourn the meeting, approved unanimously.

Attachments:
- Pierce County Historical Society Presentation
- Pierce County Partners in Tourism Presentation
- Pierce County Economic Development Corp. Presentation
INDUSTRIAL DEVELOPMENT COMMITTEE
Thursday, October 7, 1999 – 10:30 a.m.
County Board Room

Call to order

Approve minutes of previous meeting

Discuss and approve Request for Proposal for Trenton Industrial Park

Future agenda items

Set meeting date

Adjourn

Cc: D. Wilhelm
M. Schroeder
P. Abbey
G. Flogstad
PCH
Co. Clerk
INDUSTRIAL DEVELOPMENT COMMITTEE AGENDA
Friday, October 22, 1999 – 10:30 a.m.
County Board Room

Call to order

Approve minutes of previous meeting

Discuss and approve Request for Proposal for Trenton Industrial Park

Future agenda items

Set meeting date

Adjourn

Cc:    D. Wilhelm
     M. Schroeder
     P. Abbey
     G. Flogstad
     PCH
     County Clerk
Pierce County Industrial Development Committee
Pierce County Courthouse
October 22, 1999

Bill Schroeder, Seth Speerstra and Richard Truax, Chair.

Marilynne Felderman-Baldwin - Pierce County Economic Development Corp. (PCEDC)

Greg Flagstad - Mississippi River Regional Planning Commission (MRRPC)

I. Call to Order. At 10:30am.
II. Minutes approved as presented; approved unanimously.
III. Request for Proposals - Trenton Business Park

A. Trenton Park Content, format and procedures were discussed.
B. It was decided to focus on parcels A & B of the park.
C. Felderman-Baldwin will finalize with Flagstad and Rita Kozak.
D. The committee will review one further time.
E. Chairman Truax noted the finance committee will not release the final RFP without written financial support commitments from Northern States Power and Pierce-Pepin Cooperative Services.

IV. Meeting Adjourned

Respectfully Submitted

Felderman-Baldwin

Next Meeting January 4, 2000
INDUSTRIAL DEVELOPMENT COMMITTEE MEETING AGENDA
Tuesday, January 4, 2000 – 10:00 a.m.
County Board Room

Call to order

Approve minutes of previous meeting

Discuss and take action on Request for Proposal for Trenton Industrial Park

Future agenda items

Set meeting date

Adjourn

12/20

cc: D. Wilhelm
M. Schroeder
G. Flogstad
M. Felderman-Baldwin
PCH
County Clerk
Pierce Pepin Electric Cooperative – Steve Healey
NSP – Paula Stolp

File Copy
County Clerk's Office
DEC 20 1999
Signature
I. Call to Order. At 10:00am.

II. Request for Proposals - Trenton Business Park

Current copy of the RFP to be sent out was discussed. There is verbal financial commitment from Pierce Pepin, with letter in the mail. Written commitment from NSP. Motion by Bill Schroeder and Second by Seth Speerstra to have Pierce County EDC to send out RFP as presented pending written support to be presented to the finance committee for January 14, 2000 finance committee. Carried unanimously.

III. Meeting Adjourned

Respectfully Submitted

Felderman-Baldwin
To: Industrial Development Committee:  
Dick Truax, Bill Schroeder, Seth Speerstra  

From: Jamie R. Feuerhelm  
Pierce County Clerk  

February 25, 2000  

Re: Committee agendas and minutes

The purpose of this correspondence is to remind you of the proper procedures relating to the open meeting laws for the State of Wisconsin and the Pierce County Board of Supervisors. I'm sure most of you are familiar with these laws, however, it has been brought to my attention that we are missing a considerable number of copies of your committee agendas and minutes from the past few years. A specific list of what we are missing is listed below.

Is there an individual within your committee that is specifically appointed to prepare and compile the agendas and minutes? If not, there should be. Please keep me up-to-date as to who is on your committee. I would appreciate your providing me with a current list of your officers and members.

Please contact me if you would like some assistance with the preparation of the agendas and minutes as I would be happy to help you. Thank you for your prompt attention to this matter and do not hesitate to call me if you have any questions.

We need the following:

<table>
<thead>
<tr>
<th>Minutes</th>
<th>Agendas</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-28-93</td>
<td>7-9-90</td>
</tr>
<tr>
<td>8-27-96</td>
<td>2-5-91</td>
</tr>
<tr>
<td>5-13-97</td>
<td>9-16-91</td>
</tr>
<tr>
<td>5-20-97</td>
<td>5-22-92</td>
</tr>
<tr>
<td>8-28-98</td>
<td>11-16-92</td>
</tr>
<tr>
<td>11-6-98</td>
<td>8-31-93</td>
</tr>
<tr>
<td>12-29-98</td>
<td>8-30-94</td>
</tr>
<tr>
<td>√4-1-99</td>
<td>12-14-94</td>
</tr>
<tr>
<td>√4-27-99</td>
<td>11-29-95</td>
</tr>
<tr>
<td>√9-10-99</td>
<td></td>
</tr>
<tr>
<td>10-7-99</td>
<td></td>
</tr>
<tr>
<td>√10-22-99</td>
<td></td>
</tr>
<tr>
<td>1-4-00</td>
<td></td>
</tr>
</tbody>
</table>

cc: Mark Schroeder
INDUSTRIAL DEVELOPMENT COMMITTEE AGENDA
Friday, March 10, 2000 – 9:30 a.m.
County Board Room

Call to order

Approve minutes of previous meeting

Discuss and take action on Request for Proposal for Trenton Industrial Park

Future agenda items

Set meeting date

Adjourn

2/29

cc: Truax
    Schroeder
    Speerstra
    M. Schroeder
    County Clerk
    PCH
Pierce County Industrial Development Committee
Pierce County Courthouse
March 10, 2000
DRAFT

Attending: Bill Schroeder- Acting Chair, Seth Speerstra, and Richard Wilhelm

Staff: Janet Olson Halaas- Pierce County Economic Development Corp. (PCEDC)

Others: Greg Flogstad - Mississippi River Regional Planning Commission (MRRPC)

I. Meeting was called to order by Bill Schroeder

II. Approval of Minutes
   M/S (Speerstra/Wilhelm) to approve the minutes from the January 4, 2000 IDC meeting at the next meeting. MOTION CARRIED

III. Discussion on Request for Proposals for Trenton Industrial Park. It was determined the two firms that have the most experience in Industrial Development Design, Water and Sewer experience, and having a landscape architect on the firm two firms will be invited to participate in an interview/presentation.
   M/S (Speerstra/Wilhelm) to interview Cedar Corp. and SEH. MOTION CARRIED

IV. Next meeting to be held Friday, March 17, 2000 at 9:00AM for the purpose of conducting interviews. PCEDC will contact Cedar Corp. and SEH to set up the interviews.

V. Meeting Adjourned

Respectfully Submitted,

Janet Olson Halaas
Pierce County
Industrial Development Committee Meeting
March 17, 2000
County Courthouse, Ellsworth, Wisconsin

Present: William Schroeder, Richard Wilhelm, Mark Schroeder, and Greg Flogstad

Absent: Dick Truax and Seth Speerstra

Mr. William Schroeder called the meeting to order at approximately 9:00 a.m. He stated that the purpose of this meeting was to select a consultant to design the Trenton Island industrial site as outlined in the RFP. Two consultants, Cedar Corporation and SEH were invited to make presentations and interview for this design work.

Mr. William Schroeder then invited Cedar Corporation to proceed with their presentation. Cedar Corporation was represented by Russ Kiviniemi and Lance Gurney. Upon conclusion of their presentation the committee asked questions of Cedar Corporation representatives pertaining to their presentation and the RFP they submitted.

After this question and answer session Mr. William Schroeder thanked Cedar Corporation for coming and responding to the county's RFP and excused them.

Mr. William Schroeder then invited SEH to proceed with their presentation. SEH was represented by Tim Marko, Dave Carlson and Henry Paulson. Upon completion of their presentation the committee asked questions of SEH representatives pertaining to their presentation and the RFP they submitted.

After this question and answer session Mr. William Schroeder thanked SEH for coming and responding to the county's RFP and excused them.

The committee then discussed in detail the presentations of both firms. After thorough deliberation, a motion was made by Mr. William Schroeder and seconded by Mr. Richard Wilhelm to select Cedar Corporation as the consultant to negotiate a contract for designing the Trenton industrial site. Motion was passed unanimously.

With no other business to come before the committee, a motion was made by Mr. Richard Wilhelm, and seconded by Mr. William Schroeder to adjourn. The motion was passed unanimously.
INDUSTRIAL DEVELOPMENT COMMITTEE MEETING AGENDA
Tuesday, April 11, 2000 – 9:00 a.m.
County Board Room

Call to order

Approve minutes of 3/10

Representatives of Cedar Corporation will provide information regarding the Trenton Industrial Park project

Set meeting date

Adjourn

3/23/00

cc:  J. Halaas
     G. Flogstad
     S. Speerstra
     W. Schroeder
     R. Truax
     M. Schroeder
     PC Herald
     County Clerk
     Cedar Corp.
     R. Wilhelm
     R. Christopherson
     Trenton Town Chair Don Johnson
Pierce County Industrial Development Committee
Pierce County Courthouse
April 11, 2000

Attending: Bill Schroeder, Seth Speerstra, Richard Truax and Richard Wilhelm

Staff: Janet Olson Halaas- Pierce County Economic Development Corp. (PCEDC)

Others: Ross Christopherson (Pierce County Highway), Russ Kiviniemi and Burt Peterson (Cedar Corporation)

Invited
Not Present: Greg Flagstad, Mark Schroeder, Don Johnson

I. Meeting was called to order by Richard Truax.

II. Approval of Minutes
   M/S (Speerstra/Wilhelm) to approve the minutes from the March, 10,2000 meeting. MOTION CARRIED
   M/S (Wilhelm/Schroeder) to approve the minutes from the March 17,2000 meeting. MOTION CARRIED

   Bill Schroeder introduced representatives from Cedar Corp. Russ Kiviniemi explained the process of the scope of services to be provided by Cedar Corp. for the Trenton Industrial Park Development. Discussion of the project background, goals, objectives, and schedule. Input was received from all present.

III. Next meeting to be scheduled by Cedar Corp. through the PCEDC office. The PCEDC office will provide assistance as needed as a resource for gathering information. Cedar Corp. will give ten days advance notice for the next meeting.

IV. Meeting Adjourned

Respectfully Submitted,

Janet Olson Halaas

File Copy
County Clerk's Office

APR 14 2000

Signature ___________________
INDUSTRIAL DEVELOPMENT COMMITTEE MEETING AGENDA
Thursday, May 18, 2000 – 8:30 a.m.
County Board Room

Call to order

Approve minutes of 4/11

Representatives of Cedar Corporation will provide information regarding the Trenton Industrial Park project

Set meeting date

Adjourn

5/2/00

cc: J. Halaas
G. Flogstad
S. Speerstra
W. Schroeder
R. Truax
M. Schroeder
PC Herald
County Clerk
R. Wilhelm
R. Christopherson
Trenton Town Chair Don Johnson
INDUSTRIAL DEVELOPMENT COMMITTEE MEETING AGENDA
Thursday, May 25, 2000 – 9:00 a.m.
County Board Room

Call to order

Approve minutes of 4/11

Representatives of Cedar Corporation will provide information regarding the Trenton Industrial Park project

Set meeting date

Adjourn

5/10/00

cc: J. Halaas
    G. Flogstad
    S. Speerstra
    W. Schroeder
    R. Truax
    M. Schroeder
    PC Herald
    County Clerk
    R. Wilhelm
    R. Christopherson
    Trenton Town Chair Don Johnson
Members Present: Bill Schroeder, Seth Speerstra, Richard Truax, Richard Wilhelm

Others Present: Greg Flagstad, MRRPC; Jack Lindstrom, Pierce County Highway Department; Russell Kiviniemi and Lance Gurney, Cedar Corporation; Don Johnson, Chairman, Trenton Town Board; Gladys Johnson, Janet Olson Halaas, Pierce County Economic Development Corporation; and Ann Barsness, Republican Eagle.

Richard Truax called the meeting to order at approximately 9:00 a.m. He asked the representatives from Cedar Corporation Lance Gurney and Russell Kiviniemi to proceed with their presentation on their alternative design plans for the industrial zoned site in the Town of Trenton.

Cedar Corporation representatives provided two alternatives, one which followed existing zoning, the other with expanded industrial zoning. Committee members and Don Johnson believed that area residents would not be receptive to further expansion of industrial zoning.

The particular type of market this site should be targeted towards was raised. It was generally felt that light industrial was preferable but certain types of heavy industrial should be looked into. Shipping and transfer facilities for example that utilize the railroad would be one form of heavy industry that may be practical. Board members asked Cedar Corp. to make some recommendations regarding the site's market in their final report that take into consideration the site's economic strengths and weaknesses.

Wastewater treatment needs for the park was then discussed. Heavy water users and heavy BOD producers were generally agreed to not be desirable from an environmental standpoint. The only way this would be accommodated would be to develop a wastewater treatment plant for single industry or multi-industry use on the site. Another alternative would be to work on a joint wastewater treatment venture (sanitary district) with Hagar City and/or Bay City. The committee members requested Cedar Corp. to include some alternatives for wastewater treatment as well in their site designs.

Cedar Corp. stated that based on the information provided at this meeting they would come up with more detailed site designs with costs and wastewater treatment alternatives.

Richard Truax indicated he would like Pierce-Pepin Cooperative and Northern States Power included in the future PCIDC meeting agenda mailings when this project is discussed.

Bill Schroeder indicated that some of the other larger landowners in the project site should also be invited as well. It was decided that the next IDC meeting on this subject will be 9:00 a.m., June 2nd.

With no other business to come before the committee a motion was made by Bill Schroeder and seconded by Seth Speerstra to adjourn. Carried Unanimously.

Minutes recorded and written by Greg Flagstad, Mississippi River Regional Planning Board.
Call to order

Approve minutes of 5/25

Representatives of Cedar Corporation will provide information regarding the Trenton Industrial Park project

Set meeting date

Adjourn

6/6

cc: J. Halaas
F. Flogstad
S. Speerstra
W. Schroeder
R. Truax
M. Schroeder
PC Herald
County Clerk
R. Wilhelm
R. Christopherson
D. R. Johnson, Trenton Twsp.
Pierce County Industrial Development Committee
Pierce County Courthouse
June 22, 2000

Attending: Bill Schroeder and Richard Wilhelm

Staff: Janet Olson Halaas- Pierce County Economic Development Corp. (PCEDC)

Others: Ross Christopherson (Pierce County Highway), Russ Kiviniemi and Lance Gurney (Cedar Corporation) Vern Keenas (NSP), Mark Schroeder (Pierce County Administrator) Don Johnson, (Trenton Town Chair)

I. Meeting was called to order by Bill Schroeder.

II. Approval of Minutes
M/S (Wilhelm/Schroeder) to approve the minutes from the Ma7 25, 2000 meeting. MOTION CARRIED

III. Russ Kiviniemi explained maps for Alternative #1 and Alternative #2. He also explained the probable costs for Alternative #1, phase 1-4. Discussion occurred, no action was taken.
Lance Gurney explained possible financing for Trenton Industrial Park. Discussion occurred, no action was taken.
It was requested of Cedar Corp. that for the next meeting to have figures of what the cost would be to get Trenton Industrial Park off the ground utilizing the current well.

IV. Next meeting July 27, 2000 9:00 AM at the Pierce County Court House
V. Meeting Adjourned

Respectfully Submitted,

Janet Olson Halaas

See Attachments for detailed reports from Cedar Corp.
Call to order

Approve minutes of 6/22

Representatives of Cedar Corporation will provide information regarding the Trenton Industrial Park project

Set meeting date

Adjourn

6/29

cc: J. Halaas
    F. Flagstad
    S. Speerstra
    W. Schroeder
    R. Truax
    M. Schroeder
    PC Herald
    County Clerk
    R. Wilhelm
    R. Christopherson
    D. R. Johnson, Trenton Twsp.
I. Meeting was called to order by Richard Wilhelm

II. Russ Kiviniemi explained the maps for three possible scenarios for Trenton. Alternative #1 - being rural in nature, Alternative #2 being rural in nature with commercial land included and Alternative #3 being municipal with public water and sewer. Lance Gurney then explained possible funding for the three scenarios. See attached handout. Discussion occurred, no action was taken.

III. Next Meeting August 31, 2000 at 1:00PM at the Pierce County Courthouse.

IV. Meeting Adjourned

Respectfully Submitted,

Janet Olson Halaas

See Attachments for detailed reports from Cedar Corp.
INDUSTRIAL DEVELOPMENT COMMITTEE MEETING
Thursday, August 31, 2000 – 1:00 p.m.
County Board Room

Call to order

Approve minutes of 6/22 and 7/27 IDC meeting

Presentation from Pierce County EDC for funding request for 2001 Budget

Update on Trenton Industrial Park from Cedar Corp.

Set next meeting date

Adjourn

8/3
INDUSTRIAL DEVELOPMENT COMMITTEE MEETING AGENDA
Friday, August 25, 2000 – 10:00 a.m.
County Board Room

IDC will meet with the Pierce County Revolving Loan Fund Committee to hear a presentation from an applicant. This meeting is for informational purposes only.
PIERCE COUNTY
INDUSTRIAL DEVELOPMENT COMMITTEE MEETING
Thursday, August 31, 2000  1:00 PM
County Board Room

Call to Order

Approve minutes of 6/22 and 7/27 IDC Meeting

Consider and take action on Budget Requests from the following
- Pierce County Economic Development Corporation
- International Trade Business and Economic Development Council
- Pierce County Partners in Tourism
- Pierce County Historical Society

Update on Trenton Industrial Park from Cedar Corporation

Set next meeting date

Adjourn
I. Meeting was called to order by Bill Schroeder
II. Approval of Minutes from the June 22, 2000 and July 27, 2000 IDC. Carried Unanimously.
III. Presentations for 2001 Budget Requests
   A. Jim Richman on behalf of Pierce County EDC (PCEDC)
   B. Mike Miller on behalf of Pierce County Partners in Tourism (PCPT)
   C. Marvin Muhlhausen on behalf of Pierce County Historical Society (PCHS)
IV. Russ Kiviniemi and Lance Gurney gave report on the progress of the Trenton Industrial Park. See attached handout. Discussion occurred, no action was taken.
V. Meeting Adjourned

Respectfully Submitted,

Janet Olson Halaas

See Attachments for detailed reports from Cedar Corp.
Purpose: Informational meeting to discuss a regional wastewater treatment facility near the Hager City Area.

I. INTRODUCTIONS

A. Pierce County Industrial Development Committee
B. Cedar Corporation/Donohue & Associates
C. Environmental Management Corporation (EMC)
D.Ralston-Purina Corporation
E. Thomas and Betz Corporation
F. Wisconsin Dept. of Natural Resources
G. Town of Trenton officials and members
H. Others

II. PROJECT SUMMARY/OVERVIEW

A. What has been done up to this point
B. Three Alternatives Considered
C. Why this Area/Region
D. Design Build/Own/Operate Scenario

III. POTENTIAL BENEFITS

A. How this could benefit existing Industry
B. Benefits to the Region.

IV. COMMENTS/CONCERNS

A. Existing Industry
B. Pierce County Economic Group
C. Dept. of Natural Resources

V. NEXT STEPS

A. Identify Flows and Loadings
B. More detailed design and layouts
C. More detailed cost analysis
D. Review by all Parties involved
E. Submit for Effluent Limits to DNR.
Industrial Development Committee
Pierce County Courthouse
September 28, 2000  10:00 AM

Attending:  Bill Schroeder, Richard Wilhelm and Dick Truax

I. Meeting was called to order by Bill Schroeder
II. Cedar Corporation made a presentation on the history of the study of the Trenton Industrial Site and the feasibility of creating a regional wastewater treatment facility in the Hager City area. Discussion followed, no action taken the meeting was an informational meeting.
III. Next meeting date was set for October 26, 2000 at 10:00AM at the Pierce County Courthouse.
IV. Meeting Adjourned

Respectfully Submitted,

Janet Olson Halaas

See Attachments for list of others present.
I just got the attendance list from the Sept IDC meeting. Could you attach it to the official minutes?

Thanks

Janet
### Sign-In

<table>
<thead>
<tr>
<th>Name</th>
<th>Firm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lance Gurney</td>
<td>Cedar Corporation</td>
</tr>
<tr>
<td>Janet Olson-Halaas</td>
<td>PCEDC</td>
</tr>
<tr>
<td>Russ Kiviniemi</td>
<td>Cedar Corporation</td>
</tr>
<tr>
<td>Tim Stockman</td>
<td>Cedar Corporation</td>
</tr>
<tr>
<td>Marc Thomas</td>
<td>EMC</td>
</tr>
<tr>
<td>Mike Greenberg</td>
<td>EMC</td>
</tr>
<tr>
<td>Jeff Mummert</td>
<td>EMC</td>
</tr>
<tr>
<td>Dave Sauer</td>
<td>Forth &amp; Van Dyke/Ralston Purina</td>
</tr>
<tr>
<td>Greg Fleming</td>
<td>Thomas &amp; Betts Corp.</td>
</tr>
<tr>
<td>Gerhart Baker</td>
<td></td>
</tr>
<tr>
<td>Darwen Tui</td>
<td></td>
</tr>
<tr>
<td>David Drew</td>
<td>Donahue &amp; Assoc.</td>
</tr>
<tr>
<td>Pete Skorseth</td>
<td>Wis. DNR</td>
</tr>
<tr>
<td>Steve Healy</td>
<td>Pierce-Pepin Corporation</td>
</tr>
<tr>
<td>Donald Johnson</td>
<td>Trenton Township</td>
</tr>
<tr>
<td>Vern Kenas</td>
<td>Excel Energy</td>
</tr>
<tr>
<td>Sam Warp Jr.</td>
<td>Hammond WI</td>
</tr>
<tr>
<td>John Olson</td>
<td>Ayres &amp; Assoc.</td>
</tr>
</tbody>
</table>
Call to Order

Approve minutes from the August 31, 2000 and September 28 IDC Meetings

Review and approve the Mississippi Regional Planning Commission 2000 Comprehensive Economic Development Strategy

Discussion on the Trenton Industrial Park

Set next meeting

Adjourn
Members Present: Richard Truax, Bill Schroeder, Seth Speerstra, and Richard Wilhelm.

Other Present: Greg Flogstad, Director, Mississippi River RPC; Lance Gurney, Planner, Cedar Corp; Tim Stockman, Engineer, Cedar Corp; Ross Christopherson, Highway Commissioner, Pierce County; Jerry DeWolfe, Representative of Pierce-Pepin Cooperative.

Call To Order
Dick Truax called the meeting to order at approximately 10:00 a.m.

Minutes
A motion was made by Dick Wilhelm, and seconded by Bill Schroeder to approve the minutes of August 31, 2000 and September 28, 2000 meetings, unanimously carried.

The purpose and some of the projects in the Comprehensive Economic Development Strategy (CEDS) Report were discussed. Greg Flogstad indicated that the report helps guide his staff’s workload and also makes the entire region eligible for public works grants, business loans and research and development grants from the U.S. Department of Commerce-Economic Development Administration. A motion was made by Seth Speerstra, and seconded by Bill Schroeder to recommend approval of the 2000 CEDS to the County Board, unanimously carried.

Trenton Industrial Park Site Planning
Dick Truax initiated a discussion that he was not enthused with the concept of this area serving as a regional wastewater treatment plant site.

Lance Gurney commented that the DNR is doing a study of the wastewater problem of I-90 and other western Wisconsin communities. He said that this could take up to two years to complete and funding will also have to be a part of the study as well.

Lance Gurney also stated that additional study outside of this Trenton Industrial Park site plan would need to be conducted to determine feasibility of a sanitary sewer district for Hagar City, Ralston-Purina, and Trenton Industrial park. He indicated the cost for this would be $5,000-$6,000 but his firm would be willing to write this amount down by 50% for promotional purposes.

Lance Gurney then wanted to run through some questions pertaining to some of the requirements in the RFP. It was decided that sidewalks-walking trails would be included in with the road right-of-way.

He also indicated that they would do a “birds eye view” drawing for each of the three alternatives.
The committee decided that two public information meetings should be held in which Cedar Corp would give a presentation. One of the meetings would be with the Trenton Town Board (tentatively set for November 6), and the second meeting would be a Pierce County IDC meeting with Pierce County EDC representatives as well as representatives from NSP and Pierce-Pepin Cooperative (tentatively set for November 30).

Ross Christianson commented that the committee should contact Bill Holst regarding the alternative site plans since he’s the owner of adjacent land in which the railroad spur would be located. He indicated that it was possible that he or the mineral rights leasee could do something to the land that would compromise the spur.

Adjourn
With no other business to come before the committee, a motion was made by Bill Schroeder, and seconded by Dick Wilhelm to adjourn, motion carried unanimously.

Minutes Prepared By: Greg Flogstad, Director
Mississippi River Regional Planning Commission
Industrial Development Committee
Thursday, December 7, 2000  10:00am
Pierce County Courthouse

Call to Order

Approve minutes from October 26, 2000 IDC Meeting

Discussion on the Trenton Industrial Park with Cedar Corp.

Set next meeting

Adjourn

11/28/00

cc: Speerstra
    B. Schroeder
    Truax
    M. Schroeder
    Wilhelm
    P C Herald
    County Clerk

File Copy
County Clerk's Office

NOV 28 2000

Signature __________________________
Industrial Development Committee  
Pierce County Courthouse  
December 7, 2000 10:00 AM

Attending: Bill Schroeder and Richard Wilhelm  
Others Present: Janet Olson Halaas – PCEDC, Steve Healy - Pierce Pepin, Gerry DeWolfe - Pierce Pepin, Don Johnson – Trenton Township, Marvin Muhlhausen – Maiden Rock, Lance Gurney – Cedar Corp. and Russ Kivimi – Cedar Corp.

I. Meeting was called to order by Bill Schroeder

II. A motion was made by Dick Wilhelm and second by Bill Schroeder to approve the minutes of the October 26, 2000 IDC with the following corrections:
   A. Paragraph two under Trenton Industrial Park Site Planning should read paragraph ....wastewater problem of I-94
   B. Trenton Board meeting will be January 8, 2001

III. Cedar Corporation made a presentation on the three alternatives for Trenton Industrial Park. Discussion occurred on the proposals with no action being taken.

IV. Cedar Corp. will be sure that all interested and involved parties will have a copy of the report. Any questions or concerns should be addressed by January 5, 2001 to Cedar Corp. so an updated report will be available at the Trenton Town Board Meeting on January 8, 2001.

V. Next meeting date will be set after the January 8, 2001 Trenton Board Meeting.

VI. Meeting Adjourned

Respectfully Submitted,

Janet Olson Halaas  
Executive Director, PCEDC

File Copy  
County Clerk's Office  
DEC 12 2000  
Signature _______________
PIERCCE COUNTY INDUSTRIAL DEVELOPMENT COMMITTEE
Monday December 3, 2001 – 3:30 PM
The Pierce County Courthouse, Administrative Conference Room
Ellsworth, WI

AGENDA

1. Call to Order

2. Approve minutes of the December 7, 2000 & September 6, 2001 meetings

3. Discuss & take action regarding support of creating a Regional Technology Zone comprised of Pierce, St. Croix & Polk Counties

4. Update on Pierce County Economic Development Corporation Incubator Building Feasibility Study

5. Adjourn
I. Meeting was called to order by Bill Schroeder
II. Approval – Minutes from the 12/7/00 and 9/6/2001 were approved. Motion by
Speerstra/Schroeder. MOTION CARRIED
III. Discussion on the applying for the Regional Technology Zone comprised of Pierce,
St. Croix and Polk Counties occurred. Motion by Schroeder/Speerstra to the resolution to
the County Board as presented. (See attached) for the December 18, 2001 County Board
Meeting. MOTION CARRIED
IV. Information update from Janet Olson on the possibility of building an Incubator
Building in Pierce County. The Pierce County Economic Development Corporation has
hired a consultant to perform a feasibility study for the project.
V. Meeting adjourned at 4:00 PM

Submitted,
Janet Olson
A Resolution Supporting the Creation of a Technology Zone  
Comprised of Pierce, Polk, and St. Croix Counties

RESOLUTION No.
Pierce County, Wisconsin

WHEREAS, high-technology companies are coveted by state and local economic development organizations; and

WHEREAS, new state legislation allows for the creation of eight (8) technology zones and one (1) agricultural development zone in Wisconsin; and

WHEREAS, certain tax credits are available to high-technology companies which expand, relocate, or establish operations in a technology zone; and

WHEREAS, each technology zone is limited to five (5) million dollars in tax credits; and

WHEREAS, the tax credits will apply to high-technology companies that make a capital investment such as the expansion of an existing facility, construction of a new facility, the purchase of new equipment, or retain, create, or significantly upgrade jobs; and

WHEREAS, the Wisconsin Department of Commerce is authorized to certify eligible businesses for the tax credits based on their ability to create jobs and investment in related industries; and

WHEREAS, the border counties of Pierce, Polk, and St. Croix represent strong relocation options for companies seeking the benefits of a major metropolitan market without experiencing the high taxes and congestion normally associated with a metropolitan area.

THEREFORE, BE IT RESOLVED, that the Pierce County Board of Supervisors does support and endorse the creation of a technology zone comprised of Pierce, Polk and St. Croix Counties; and

BE IT FURTHER RESOLVED, that the Pierce County Board Chair and Clerk are hereby authorized to sign all the necessary documents on behalf of the County and to take the necessary steps under a Memorandum of Understanding with Polk and St. Croix Counties to prepare and file an application for a three (3) county technology zone.
Offered by the Industrial Development Committee on ____________________.

NEGATIVE

______________________  _______________________

______________________  _______________________

______________________  _______________________

______________________  _______________________

AFFIRMATIVE
AGENDA

1. Call to Order

2. Approve minutes of the August 15, 2002 meeting

3. Discuss & take action regarding budget request from Pierce County Partners in Tourism for 2003

4. Discuss & take action regarding budget request from Pierce County Economic Development Corporation for 2003.

5. Discuss & take action regarding budget request from Pierce County Historical Society for 2003.

6. Other Business

7. Set next meeting date
Industrial Development Committee  
Pierce County Courthouse  
September 11, 2002  8:00 AM

Attending: Dick Truax, Rod Rommel, and Bill Schroeder  
Others Present: Pierce County Partners in Tourism: Jean Cunningham and Mike Miller, Paige Olson, and Susan Ammen  
Pierce County Historical Society: Dorothy Ahlgren and Harold Henn  
Pierce County Economic Development Corporation Board Members and Staff: Janet Olson, Kay Beder, Linda Keefe, Harold Henn, Trudy Popenhagen, Barry Schrag and James Richman

I. Meeting was called to order by Dick Truax  
II. Motion to approve the minutes of the August 15, 2002 meeting Rommel/Truax  
   MOTION CARRIED  
III. Jean Cunningham presented an overview of Pierce County Partners in Tourism. Stating successes such as hiring a new tourism coordinator, new website, new logo and purchase of the Legion Food Stand has made a very successful year. PCPT plan to build on current programs as well as build on county tours such as geological, cemetery and ghost town. Budget request for the year 2003 is $25,000.  
   MOTION: ROMMEL/TRUAX recommend to finance committee $24,000 for 2003 Budget. MOTION CARRIED  
IV. Barry Schrag presented the budget request for Pierce County Economic Development Corporation, siting Pierce County Economic Development Corporation’s involvement throughout Pierce County to help existing businesses and bring new businesses to the county, thus increasing Pierce County’s tax base. Janet Olson gave a brief overview of proposed budget. Budget request for 2003 is $35,500.  
   MOTION: TRUAX/ROMMEL to recommend to finance committee $35,000 for 2003 Budget. Motion Carried  
V. Dorothy Ahlgren presented the budget request for the Pierce County Historical Society. Marvin highlighted successes of the Historical Society. The Pierce County Historical Society is requesting that contributions for 2002 remain the same as 2001, $6,050.00.  
   MOTION: Truax/Rommel to recommend to finance committee $6,050 for 2003 budget. Motion Carried  
VI. Being no further business meeting adjourned  
VII. Meeting adjourned

Respectfully submitted,  
Janet Olson
AGENDA

1. Call to Order

2. Approve minutes of the December 3, 2001

3. Discuss & take action regarding support of creation of a I-94 Regional Technology Zone comprised of Pierce, St. Croix & Polk, Eau Claire, Dunn and Chippewa Counties and guidelines.

4. Set next meeting date
Industrial Development Committee
Pierce County Courthouse
August 15, 2002  8:00 AM

Attending: Bill Schroeder and Dick Truax
Others Present: Janet Olson, Pierce County Economic Development Corporation

I. Meeting was called to order by Bill Schroeder
II. Approval – Minutes from the 12/03/2001 were approved. Motion by Truax/Schroeder. MOTION CARRIED
III. Discussion on the support of the I-94 Regional Technology Zone comprised of Pierce, St. Croix, Polk, EauClaire, Dunn and Chippewa Counties occurred. Olson gave a background of how the application process and the Governor’s creation of the 6 County Technology Zone occurred. Motion by Truax/Schroeder to send the resolution and memorandum of understanding to the County Board as presented for August 27, 2002 County Board Meeting. With the request that the adoption on the first reading, MOTION CARRIED
IV. Discussion on the timing for the budget meetings. Pierce Partners In Tourism, Pierce County EDC and Pierce County Historical Society will be invited to attend the next meeting with their Budget Requests. The meeting will be held September 11, 2002 at 8:00 AM at the County Court House.
V. Meeting adjourned at 8:30 AM

Submitted,
Janet Olson
Industrial Development Committee
Pierce County Courthouse
September 11, 2002  8:00 AM

Attending:  Dick Truax, Rod Rommel, and Bill Schroeder
Others Present:  Pierce County Partners in Tourism: Jean Cunningham and Mike Miller, Paige Olson, and Susan Ammen
                Pierce County Historical Society: Dorothy Ahlgren and Harold Henn
                Pierce County Economic Development Corporation Board Members and Staff: Janet Olson, Kay Beder, Linda Keefe, Harold Henn, Trudy Popenhagen, Barry Schrag and James Richman

I. Meeting was called to order by Dick Truax
II. Motion to approve the minutes of the August 15, 2002 meeting Rommel/Truax
    MOTION CARRIED
III. Jean Cunningham presented an overview of Pierce County Partners in Tourism. Stating successes such as hiring a new tourism coordinator, new website, new logo and purchase of the Legion Food Stand has made a very successful year. PCPT plan to build on current programs as well as build on county tours such as geological, cemetery and ghost town. Budget request for the year 2003 is $25,000. MOTION: ROMMEL/TRUAX recommend to finance committee $24,000 for 2003 Budget. MOTION CARRIED
IV. Barry Schrag presented the budget request for Pierce County Economic Development Corporation, siting Pierce County Economic Development Corporation’s involvement throughout Pierce County to help existing businesses and bring new businesses to the county, thus increasing Pierce County’s tax base. Janet Olson gave a brief overview of proposed budget. Budget request for 2003 is $35,500. MOTION: TRUAX/ROMMEL to recommend to finance committee $35,000 for 2003 Budget. Motion Carried
V. Dorothy Ahlgren presented the budget request for the Pierce County Historical Society. Marvin highlighted successes of the Historical Society. The Pierce County Historical Society is requesting that contributions for 2002 remain the same as 2001, $6,050.00. MOTION: Truax/Rommel to recommend to finance committee $6,050 for 2003 budget. Motion Carried
VI. Being no further business meeting adjourned.
VII. Meeting adjourned

Respectfully submitted,
Janet Olson
AGENDA

1. Call to Order

2. Approve minutes of the September 11, 2002 IDC Meeting

3. Informational presentation on Minnesota Company interested in relocating to Pierce County.

4. Discuss & take action regarding the status of County owned property in Trenton Township.

5. Other Business

6. Set next meeting date
Attending: Dick Truax, Rod Rommel, Seth Speerstra, Bill Schroeder, and Mark Schroeder  
Others Present: Janet Olson, Pierce County EDC and Joel Wittenbraker, President Tech Group

I. Meeting was called to order by Bill Schroeder
II. Motion to approve the minutes of the September 11, 2002 meeting Rommel/Truax MOTION CARRIED
III. Joel Wittenbraker the President of Tech Group gave a brief overview of his business and their desire to move to Pierce County. They are looking at a 20,000-25,000 square foot building on approximately 10 acres preferably to be located in the County owned land in Trenton Township. Discussion on location of lot in the Trenton Industrial Park. Bill Schroeder and Mark Schroeder will meet Mr. Wittenbraker at the site to review. Consensus among the group to look at options of selling the land to Tech Group.
IV. Being no further business meeting adjourned at 10:10 AM

Respectfully submitted,
Janet Olson
AGENDA

1. Call to Order

2. Approve minutes of the December 12, 2002 IDC Meeting

3. Informational presentation on Company interested in relocating to Pierce County.

4. Other Business

5. Set next meeting date

Meeting was cancelled.
AGENDA

1. Call to Order

2. Approve minutes of the December 6, 2002 meeting

3. Discuss & take action regarding budget request from Pierce County Historical Society for 2004.

4. Discuss & take action regarding budget request from Pierce County Economic Development Corporation for 2004

5. Discuss & take action regarding budget request from Pierce County Partners in Tourism for 2004

6. Other Business

7. Set next meeting date
INDUSTRIAL DEVELOPMENT COMMITTEE MEETING AGENDA
Wednesday, November 26, 2003 – 8:30 a.m.
County Board Room

Call to order

Discuss and take action on long truck route from Hager City to Prescott and Co. Rd. E from Hwy. 35 to Hwy. 10

Adjourn

11/24
Meeting Minutes
Pierce County Industrial Development Committee
May 17, 2004

The meeting came to order at 5:30, May 17, 2004 in the county boardroom, courthouse, Ellsworth. Members present: Rod Rommel, Jeff Holst, and Leo Simones. Also present AC Mark Schroeder.

Motion by Simones/Holst to open nominations for chairman. Motion Carried.

Rommel nominated Holst. Holst declined. Simones nominated Rommel. Motion by Simones/Holst to close nominations and cast unanimous ballot for Rommel. Motion carried. Rommel elected chairman.

Rommel asked for nominations for vice-chairman. Holst nominated Simones. Motion by Holst/Simones to close nominations and cast a unanimous ballot. Motion carried. Simones elected vice-chairman.

The committee reviewed past issues pertaining to the committee, including: creating a light industrial zoning district, possible sale of county property for development, possible development of an industrial park on county property in Hager City, and budget requests from Pierce County Economic Development Corporation, Partners in Tourism, and Pierce County Historical Society.

Future topics: meet with county and state transportation officials about possible upgrade in status of CTH F from Prescott to Hudson to qualify for funding for improvements, and receive budget requests from EDC, PT, and PCHS.

Motion by Simones/Holst to adjourn. Motion carried. The meeting adjourned at 5:40 PM.

Respectfully submitted by:

Mark Schroeder.
Meeting Minutes
Pierce County Industrial Development Committee
May 17, 2004

The meeting came to order at 5:30, May 17, 2004 in the county boardroom, courthouse, Ellsworth. Members present: Rod Rommel, Jeff Holst, and Leo Simones. Also present AC Mark Schroeder.

Motion by Simones/Holst to open nominations for chairman. Motion Carried.

Rommel nominated Holst. Holst declined. Simones nominated Rommel. Motion by Simones/Holst to close nominations and cast unanimous ballot for Rommel. Motion carried. Rommel elected chairman.

Rommel asked for nominations for vice-chairman. Holst nominated Simones. Motion by Holst/Simones to close nominations and cast a unanimous ballot. Motion carried. Simones elected vice-chairman.

The committee reviewed past issues pertaining to the committee, including: creating a light industrial zoning district, possible sale of county property for development, possible development of an industrial park on county property in Hager City, and budget requests from Pierce County Economic Development Corporation, Partners in Tourism, and Pierce County Historical Society.

Future topics: meet with county and state transportation officials about possible upgrade in status of CTH F from Prescott to Hudson to qualify for funding for improvements, and receive budget requests from EDC, PT, and PCHS.

Motion by Simones/Holst to adjourn. Motion carried. The meeting adjourned at 5:40 PM.

Respectfully submitted by:

Mark Schroeder.

Approved 9-13-04
1 Call to order

2 Approve minutes of previous meeting

3 Review and take action on the following 2005 budgets:
   • Pierce County Historical Society
   • Partners in Tourism
   • Pierce County Economic Development Corporation

4 Adjourn
INDUSTRIAL DEVELOPMENT COMMITTEE MEETING AGENDA
Monday, September 13, 2004 – 9:00 a.m.
County Board Room

1 Call to order

2 Approve minutes of previous meeting

3 Review and take action on the following 2005 budgets:
   • Pierce County Historical Society
   • Partners in Tourism
   • Pierce County Economic Development Corporation
   • Wisconsin Indianhead

4 Adjourn
Draft Minutes
Pierce County Industrial Development Committee
September 13, 2004

1. The meeting was called to order by Chairperson Rod Rommel at 9:00 AM September 13, 2004 in the County Board Room, Courthouse, Ellsworth, Wisconsin 54011. Present: Jeff Holst. Also present: Jerry Kosin, AC Mark Schroeder.

2. Minutes of previous meeting. Motion by Holst/Rommel to approve. Motion carried.

   a. Pierce County Historical Society. Dorothy Ahlgren and Harold Henn presented the Historical Society's program for 2005 and requested $5440 from the county as a grant. They noted particular needs for a new furnace for the history center, increased insurance costs, and storage costs in Ellsworth for donated materials. The request is unchanged from the 2004 appropriation. Motion by Holst/Simones to approve $5440 for 2005. Motion carried unanimously.
   b. Pierce County Partners in Tourism. Susan Amman, Jean Cunningham, Ed Hass and John Norquist presented the request for $28,500, up from the 2004 appropriation of $24,000. Ms. Amman gave a detailed report on 2004 activities and the work program for 2005. She also reviewed the budget and balance sheet for the organization. Ms. Cunningham explained that the fairground food stand had a separate budget and generated $4,400 for PCPT activities. Membership is expected to remain steady for 2005. Motion by Simones/Holst to approve $26,000 for 2005. Motion carried unanimously.
   c. Pierce County Economic Development Corporation. Jim Munson and Kay Beder presented the request for 2005. The request is $36,400 for the organization and $910 for county per diems and mileage. Mr. Munson answered questions about PCEDC activities in 2004 and proposed projects in 2005. The immediate need is to fill a vacant Executive Director position. Motion by Holst/Simones to approve a total budget of $37,310, with $36,400 for PCEDC. Motion carried unanimously.
   d. Wisconsin Indianhead Tourism. Motion by Simones/Holst to deny an appropriation to WIT in order to use funds on local tourism efforts. Motion carried unanimously.

4. Motion by Simones/Holst to adjourn. The meeting adjourned at 10:15 AM

Respectfully recorded by:

Mark Schroeder