

Meeting Minutes
Economic Development Committee
Tuesday, February 28, 2012 - 4:30 p.m. - City Council Chambers

Members present: Morack, O'Connell, Steinhorst, Dyreson, Schirpke, Romberg, Tate and Shaw.

The following representatives of the New London Planning Commission were in attendance: Chairman Ron Steinhorst, Carol Renning, Dona Gabert, and Steve Thompson.

Also present: Kent Hager, Thom Nelson and Bill Seno.

1. The meeting was called to order by Chairman Morack at 4:30 p.m. O'Connell/Tate to adopt the agenda. Carried 8-0. Tate/Steinhorst to approve the February 21, 2012 minutes. Carried 8-0.
2. Chairman Morack welcomed Outagamie County Executive, Thomas Nelson. Mr. Nelson introduced himself. He was elected to the County Executive position last April. Prior to that he served three terms in the State Assembly. He sincerely enjoys his work and is excited about what Outagamie County is accomplishing. The County has a "triple A" bond rating and has one of the lowest per-capita spending rates in the state. For economic development purposes, the County relies on the many existing entities that serve this purpose in the county. The County works mostly in collaboration with the Chamber of Commerce. He addressed the importance of the Outagamie Regional Airport. The airport not only provides air travel services, but much more. It is the headquarters for Air Wisconsin. The airport also hosts one of only three operations in the United States for Airstream. There are exciting expansion plans being made for Fox Valley Technical College. Part of the College's future expansion plans is to build a 70-acre training facility at the airport mostly for emergency services. This will be one of the few such training facilities in the country. Mr. Nelson answered several questions. He noted that the County had never had a comprehensive plan regarding economic development until the recent completion of the "Insight Fox Cities" study. We now have a vision of where we want to be in the future regarding economic development. Additional efforts will occur to follow up on the implementation recommendations contained in the plan. When asked what we can do in New London to promote ourselves, Mr. Nelson mentioned taking advantage of the Farm Technology Days event coming up. We can all work together more to improve our economies in partnership. The County relies on the Chamber to be their point person for economic development matters as they are best equipped to do so. The plan is not "what can the county do" but is more focused on all of us working collaboratively. County Executive Nelson was thanked for his time and it was noted that we all look forward to working collaboratively to improve our communities.
3. Chairman Morack noted that the City is considering three different development proposals for the City downtown property. This is the second of three meetings being held to visit with each developer individually about their proposals. Last Tuesday the

Committee considered a proposal by Keystone Development and next Tuesday the Committee will consider the final proposal from Todd Hutchison of Wisconsin Redevelopment. All three development firms have been previously supplied with a list of questions that the City would like each of them to address as part of their presentation. Chairman Morack introduced the second development group; Bill Seno of Seno Development in partnership with CAP Services. Mr. Seno began by describing their proposal and answering the questions that the City had submitted. In brief, their proposal involves two alternate plans. Each includes two building types that are similar to buildings that they have developed elsewhere: A three-story, 24-unit building, with underground parking for seniors and two single-story buildings with attached garages for younger families. He reviewed their proposal utilizing a set of architectural drawings. Copies of the drawings are included in the written proposal and in the written answers to the City questions. The properties are age and income restricted. The project would be built all at once in 2013-2014 using federal tax credits. Site soil conditions are a concern as is the issue of dealing with the flood plain on the property. A general question and answer session followed. The Committee thanked Mr. Seno for his time and effort in developing their proposal for the property.

4. Copies of all three development proposals are available for public review at the municipal building and they are also available in digital format. If you would like to receive a hard copy or a digital copy, please contact Kent Hager. The final development proposal will be from Todd Hutchison of Wisconsin Redevelopment in partnership with Impact Seven on Tuesday, March 6, 2012 at 4:00 pm.
5. O'Connell/ Schirpke to adjourn. Carried 8-0. The meeting adjourned at 5:40 pm.

Kent Hager
City Administrator