

Economic Development Committee
Tuesday, October 28, 2014 - 4:30 p.m. - City Council Chambers

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

Also present: Mayor Henke, Administrator Hager, Dan and Dennis Berkin.

1. The meeting was called to order by Chairman Morack at 4:30 p.m. O'Connell/Tate to adopt the agenda. Carried unanimously.
2. The Committee welcomed Dan and Dennis Berkin from Shiocton Cut Stock. Dan and Dennis updated the Committee on their progress as a business since their last visit with the Committee in July of last year. Their current location does not allow any space for growth. They would like to locate here in the North East New London Business Center. They initially need a smaller three acre site to store logs and some truck trailers. Within three years they plan on building a 20,000 to 30,000 square foot manufacturing space. They currently employ 18 to 20 people along with four family members. Not all of their equipment will be located within the building. There is some dust and noise generated by their operations given that it is a saw mill. As an example, the machine that removes the bark from the logs does sit outside. They currently operate four, ten-hour days a week. They burn their wood waste for heat. Dennis Berkin suggested that the Committee take the time to look at the web site for Meisters Forest Products to see an example of the type of facility that Shiocton Cut Stock is considering. The site is <http://www.meistersforestproducts.com/> Tate/Shaw to authorize City Administrator Hager to negotiate a development agreement containing provisions as follows:
 - The City would reserve for use by Shiocton Cut Stock, LLC, Lot 1 of Certified Survey Map 6478 consisting of 15.268 acres. The CSM is Outagamie County Document Number 1953618 filed July 30, 2012 in Volume 38 of Certified Survey Maps on page 6478.
 - The City would initially rent the approximately three northerly acres of Lot 1 to Shiocton Cuts Stock at a rental rate of \$600 per twelve month period. Any improvement to the lot to function for use by Shiocton Cut Stock would be at their expense. This property would be used exclusively for raw log storage and storage of truck trailers.
 - Within three years of the initial signing of the above rental agreement, Shiocton Cut Stock would build a building with a minimum size of 20,000 square feet and a taxable value of at least \$750,000 on the balance of the Lot 1 property.
 - The entire Lot 1 parcel of CSM 6478 will be deeded to Shiocton Cut Stock as soon as possible after site plan approval for the new building. If this building is not built within the three year period identified above, the entire Lot 1 will be deeded back to the City of New London with no liens or encumbrances on the property.

- Shiocton Cut Stock will provide the City with their financial statements and income tax statements for review by the City. If upon review by the City the finances of Shiocton Cut Stock are determined not to be sufficient for them to proceed, this agreement is null and void.

A concern was expressed about the possible negative affect the location of a saw mill may have on the future development of the North East New London Business Center. A general discussion regarding this matter occurred. A vote was take on the above motion and passed 6-0.

3. Chairman Morack gave the Committee a summary of his participation in the recent annual conference of the League of Wisconsin Municipalities.
4. The New London Business Guide has been updated and a new revised copy is available for review on the City web site. Everyone is encouraged to review the updated Business Guide.
5. The Committee discussed options for a “Brand” for the City. Committee members were asked to come to the next meeting prepared to discuss different brands for the City. Everyone was asked to bring at least one if not more ideas for a brand with them.
6. Administrator Hager’s report was reviewed. A general discussion about identifying new businesses in the City was held. It was agreed to have a sub-committee review this matter and report back to the Economic Development Committee.
7. Chairman Morack discussed Committee meeting options given the upcoming holidays. It was agreed to not have a meeting in November and to have the December meeting on December 2nd at 4:30 pm, prior to the 5:30 Parks and Recreation Committee meeting.
8. O’Connell/Schirpke to adjourn. Carried unanimously. The meeting adjourned at 5:45 pm.

Kent Hager
City Administrator