

**City of Lodi Economic Development Committee Meeting
Minutes of July 16, 2019**

Call to Order.

Chair Tonn called the meeting to order at 4:00 pm.

Committee Members Present: Ann Groves-Lloyd, Rich Stevenson, and Peter Tonn

Staff Present: Julie Ostrander, Mayor Jim Ness

Others: Suzanne Miller, Duane Steinhauer, Jim Duffy, and other citizens

Public Input. Mike Goethel from 227 Palmer Parkway, Lodi WI inquired about the most efficient manner to contact Alderpersons. He would like meeting streaming on the next agenda.

Review and Recommendation on Request for Funding Support for CCEDC. Cheryl Fahrner CCEDC Executive Director spoke to the committee concerning shortfall of funding for upcoming years since Columbia County discontinued financial support and the reserve funds are being depleted in 2019. The CCEDC Board is working on a 2020 strategic plan and seeks financing options from all municipalities in Columbia County. She noted that the Revolving Loan Fund has \$200K available and \$150K in outstanding receivables utilized by 5 businesses. As retention and expansion of CCEDC projects needs to be funded, the request for the 2020 budget includes \$1.50 per capita for all communities.

Recommendation on CDBG – Option to Discontinue. Sue Koehn, the City of Lodi's administrator of the CDBG revolving loan fund, addressed the committee to explain the option to discontinue the program as suggested by the State of Wisconsin. This fund was established in 2007 and, at this time, the fund has 7 active users with an account receivable of \$164K. The current activity is stagnant with 4 payoffs in the past 9 years. The city does not get charged unless loans are opened or closed. Her belief for the deficiency of CDBG use points to the lack of qualifying income and people stay in the homes they have repaired. If the city decides to discontinue the program, the money is forwarded to the county level CDBG program and so will the 7 outstanding loans as the satisfactions are achieved. A final note was that the city will need to manage the final satisfactions and receive 15% administration fee although this could take years to accomplish. Bring this back next month for time to discuss and make a decision.

Update Lodi Lake WI Chamber of Commerce. Kristi McMorris, Chamber of Commerce Director, gave a quick update on the latest chamber projects. Andrew Nussbaum, WI Department of Tourism Specialist, has been working closely with Kristi and is suggesting we have a combined City and Chamber of Commerce meeting to discuss the different avenues of marketing our community for growth and tourism. She reported her concerns about the lack of volunteers for Susie the Duck Days. If anyone is available to assist they can give her a call. She also suggested we post the event on the City website and Facebook page.

Update on Former Primary School. Tonn spoke to the history and progression of events as they unfolded over the course of the past year from the sale of the school to the rezoning issues today. Duane Steinhauer addressed the audience and committee stating that the building is well built and maintained and can last a long time. He upheld that to repurpose the building will depend upon the tenants and they cannot be pursued without the rezoning. He recapped his successes in other communities using this technique. He stated he was surprised the zoning didn't succeed since the C3 is a perfect fit for the property and the only zoning option the city has available that makes sense. He reiterated that he did not include the 3rd terrace for the C3 rezoning because of the deed restrictions, as the city suggested. He asserted that the city didn't honor the agreement so why would Top of Lodi LLC make amends? As far as selling the property, he claimed that all of his property is available for sale but asked "who would want the property after they see the treatment they receive from the city?" Tonn recapped the referendum issue and affirmed that he read 18 months of School Board meeting minutes and addressed the question of the use of "developer" description in them. He called the former primary school site the fringe between the city downtown and residential property a C3 area. His issue is that Duane has no plan for improvement of the property, and he believes he intends to use a turnkey approach. Tonn would like to see architectural "plans" or drawings because "plans" are a contradictory concept. He contends there is no need to have tenants to create a "plan." This item's rezoning will go to Council for action and the project updates will come back for review.

Approve Minutes from June 11, 2019 Meeting. MOTION (Groves Lloyd, Stevenson) to approve the June 11, 2019, meeting minutes. Motion carried.

Financials. Review at the next meeting.

Corridor Plan Implementation. Review at the next meeting.

Update: Community Asset Inventory. Discussion postponed until next month. Ostrander distributed the draft of the community input meetings.

Update: Mural Activities. Mayor Ness updated the committee that the new owner has the contract to sign and his main concern was whether the agreement would interfere with any future sale of the building. The DOT approved the artwork is on the Plan Commission meeting for approval of the Conditional Use Permit.

Business Contact Update. Report at the next meeting.

Next Meeting and Agenda Items. The next meeting will be August 13th, 2019 at 4 PM in City Hall Council Chambers.

Adjourn. MOTION (Groves-Lloyd, Stevenson) to adjourn at 5:10 pm. Motion carried.

Minutes prepared by Julie Ostrander, Director of Administration

APPROVED