



Board Members PRESENT

**Executive Board Member*

1100 Partners - Mike Sanders*

Badger State Ethanol - Erik Huschitt, Nicole Witt

Bank of Brodhead - Kellie Wand

Big Radio - John McNeil

Blackhawk Technical College - Amy Charles, Tracy Pierner

City of Brodhead - Casey Jones

City of Monroe - Donna Douglas, Chris Schindler, Richard Thoman

Colony Brands - Mike Williams*

Duxstad Bestul & McNaughton - Lance McNaughton

Fehr Graham - Jesse Duff

Green County - Joan Rufenacht, Mike Furgal, Richard Thoman*

Keller Inc. - Doug Sutter

Klondike – Luke Buholzer

Monroe Truck - Kathy Ryan

Mosher & Associates - Dave Mosher

SSM Health - Jane Curran-Meuli

The Bank of New Glarus - Ron Schaaf

Thrivent Financial - Nikki Austin*

Village of Albany - Michelle Brewer

Village of Belleville - Gabe Altenbernd

Village of Monticello - Bob LeBarre

Village of New Glarus - Lauren Freeman*

Wisconsin Bank & Trust - Ron Markham

Woodford State Bank - Dave Sawdey

Sabrusora Foods – Adrienne Weber

DATE: January 18, 2024

TIME: 7:30AM-9:00AM

**LOCATION: The Bank of New Glarus – Monroe
 701 8th Street, Monroe, WI 53566**

1. Call to order at 7:34 am
2. Approval of the Agenda 1st John McNeil; 2nd Doug Sutter
3. Approval of November 2023 minutes – 1st Ron Schaaf; 2nd Mike Furgal
4. Approval of November and December Financial Reports 2023 – 1st Dave Sawdey; 2nd Joan Rufenacht

5. Staff Updates

Events

- **Housing Action Forum Recap** – more than 50 people attended the event led by SWWRPC. Follow-up sessions will be narrowed to each municipality’s needs and specific interests
- **School to Career Tours** → January 12 EVENT CANCELLED DUE TO SNOW – unable to reschedule this year. Planning for next year will be held in Fall or Spring and hopes are with more schools involved.
- **Housing Co-op Models Discussion** → January 18, 5:30-7 at the Justice Center – this meeting is based off of request from the Housing Action Forum survey. 18 people are registered for the event
- **Green County CEDS (Community Economic Development Strategy) meeting** → January 23 SWWRPC led to create a plan for economic development in the area for the next 5 years.
- **ADUs Discussion** → January 25, 5:30-7 at the Justice Center – as with the Co-Op Model meeting, this stems from the Housing Action Forum requests (to date, 17 are registered)
- **WEDA Conference** → Jan. 31 – Feb. 2 Olivia will be out of the office on these dates attending the conference.
- **Annual Dinner** → March 21 SAVE the DATE – contact Tracy for board member seating information. Please also note the Awards nominations are open. The form for nominating a business or leader can be found on the GCDC website under News/Events

Programs and Initiatives

- **Green County Leaders** – 6th session 36 participants continue in the program, the largest in history. Next year the program will be capped at 30
- **Pop-Up Shop Update** – an award with Compeer Financial was given to support this program. It has not taken off as expected and is being adjusted for other considerations. Daisy’s Axe Box will be utilizing it with a move into the Monroe bowling alley.
- **Home Construction Cooperative** – to date over \$120,000 raised including the WHEDA \$30,000 grant, In addition, over \$20,000 in-kind support with contractors and suppliers. Planning for next year is in process with inclusion of Juda and Monticello students being able take part. GCDC is awaiting approval of land donation for next year’s new build in 2024 which will replicate the Capstone Project from previous years at the High School. The City of Monroe Financial committee



approved the land donation, GCDC will present to the city council soon.

- **Childcare Assistance Grant** - \$70,000 WEDC grant was awarded as a reimbursement grant for childcare education and facility improvements. Applications will be available soon for providers.
- **Idle Sites Grant** – an approval to apply was given for the Monroe Armory building which indicates a 95% approval chance. This building was purchased by Dynamic Specialty Services who were also able to utilize the Revolving Loan Fund.
- **Senior Design Project** - UW Platteville Engineer Students chose Monroe and home building design based on the Home Construction Cooperative. Results of the project will be completed by the end of the school semester.

Operations

- February Discussion on By-Laws – plans are in place to discuss by-laws at the next meeting, specifically to address quorum. With current growth of investors and the same attendance levels, it is harder to reach the 50% quorum. Consideration for a 40% quorum and opt in/out options for board member voting will be proposed.

Community Roundtable/Partner Reports/Board Member Business to Advance Economic Development in Green County

Amy Charles, Blackhawk Tech – March 28 Blackhawk in Monroe will host the Wisconsin Historical Society’s Historical Cheesemaking presentation. Seating will be available for up to 75. The Monroe campus strategic planning gets underway January 18. Spring semester started with a slight increase in enrollment for the Monroe campus.

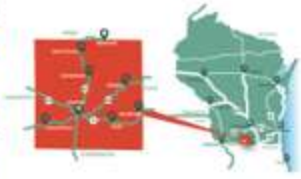
Joan Rufenacht, County Board, serving on committees for Pleasant View, the Health Department, Tourism and GCDC. Pleasant View received a grant to start a 6 unit severe dementia facility. This grant serves 5 counties and includes a 28 day re-evaluation process for residents.

Doug Sutter, Keller Inc. – Keller was selected as a design/build partner for the New Glaus Brewery’s new hospitality addition. Keller will receive a Silver Award for the Bank of New Glarus Building in Monroe. Doug will be running for Rock County Board of Supervisors position for the NW district.

Richard Thoman, County Board, City of Monroe and owner of AmericInn – for the hotel, refresh continues after the recent remodel. Occupancy was down 12% in 2023. Groundbreaking occurred for Haven Hills subdivision by Alice Place in Monroe.

Bob LeBarre, Trustee for the Village of Monticello – SWWRPC was in Monticello last night to talk about TIF and housing development. Major infrastructure updates were approved for a new well and street improvements. The board approved the hiring of a new police officer with possibility for K9 as well.

Dr. Tracy Pierner, Blackhawk Tech – the former Milton campus was sold to Kandu industries who will be moving operations there, and subleasing space. The Milton campus was sold to build the new Advanced



Manufacturing Facility in Janesville that is underway. The facility will be ready for the Fall semester. Tours are available and encouraged as it will be a great resource for Green County training. Blackhawk is committed to the Monroe Campus but it is underperforming. Green County students are turning to surrounding tech colleges. They are currently working with SSM to bring a Green County specific nursing program to campus. Blackhawk is more of a community college now, offering full transfers. A vote will soon take place to for Blackhawk to become part of the National Junior College Athletic Association, this will allow them to compete in basketball, volleyball and other sports. While not part of the NJCAA, they have competitive bowling and sporting clay shooting.

Lauren Freeman, Village of New Glarus – they will be taking bids for a new water reservoir soon, planning for summer construction. They are replacing the Candy Cane park playground for inclusive play which will take place this summer. They are exploring TIF in the east area of the village.

Gabe Altenbernd, Village of Belleville – they have a high functioning TID and have been given the ok to look at hiring a Community Development Director of specialist. They are hiring a commercial real estate company to sell the old depot and library. They are working on a new park and trail expansion and continue to see multi-unit development in the area.

Dave Sawdey, Woodford State Bank – the bank is sponsoring random acts of kindness this month, targeting childcare facilities.

Mike Furgal, County Board – The county recognized 61 employees with over 20 years of service with the county. The new grocery store zoning was approved and they should be opening in the old roller rink building soon. An \$887k contract was signed to repair the steps at the courthouse. Judge Vale announced his retirement. The governor will appoint a new judge for the remaining term ending in July of 2025, then it will be open for candidates to run.

Ron Schaaf, The Bank of New Glarus – compliments to Keller for the Silver Award for the building. The recently completed a new online deposit system and will be introducing a new CRM to up the customer experience.

Casey Jones, Brodhead Mayor – The new Dollar General opened, with a shift for the original plan for a DG market. Distribution for fresh foods was not available in this location. Keeping up with the Joneses' Quilt Shop opened December 13 and open hours are still being adjusted. Elections will take place in April for 3 seats on the council. One new councilman has strong economic development skills. The CDBG grant application is in for \$1.8M for street and sewer upgrades.

John McNeil, Big Radio – proud of the local community programming with 16 stations reaching over 2 million people with the recent acquisitions in Janesville. Over 500 high school sporting events are broadcast each year, carrying through since 1951 in Monroe and 1930 in Janesville. They are tied closely with emergency management for 7 counties. Local DJ's and polka music for milking is still popular, and they support non-profits



	<p>like GCDC with spotlights. Personally he has been with Big Raio for 25 years.</p> <p>Adrienne Weber, Sabrosura (also known as the Wisconsin Cheese Group) – they are focused on becoming more involved in the community and investing in workforce development with an IWT grant from the SWWDB which is tied specifically to maintenance at this time. Goals are to include quality certifications. Adrienne now serves on the SWWDB board as well.</p> <p>6. Next meeting Thursday, February 15 at 7:30 am at the Bank of New Glarus, Monroe</p> <p>7. Adjourn – 8:29AM 1st John McNeil; 2nd Joan Rufenacht</p>