

**ECONOMIC DEVELOPMENT COMMITTEE MEETING
WEDNESDAY, June 21, 2017
10:00 A.M., DENMARK VILLAGE HALL**

OFFICIALS/STAFF PRESENT

Gregg Mleziva (Chairperson); Milton Bielinski (Committee Member);
Ralph Witte, Erika Sisel, Kim Coogle & Sherri Konkol (Staff)
Mike Collins (Interested Party)

EXCUSED

Paul Hargarten (Committee Member)

CALL TO ORDER

Gregg Mleziva called the meeting to order at 10:04 a.m.

DISCUSS FUTURE ECONOMIC DEVELOPMENT

- Mike Collins Development – parcel VD-ND576-1 on 15.72 acres currently owned by Ron Umentum.
 - Collins asked if private wells & septic could be installed on the property.
 - Sisel explained the per our Village ordinances, private systems are prohibited & we would be violating our own ordinances if allowed. There are a few private wells & septic systems grandfathered in within the Village.
 - Collins is aware there would need to be a lift station constructed.
 - Prior discussion was revisited regarding the Village not having funds available to assist in installing utilities in the proposed subdivision for 2-3 years minimum. Collins asked if we could become creative, possibly with providing bonding or paying for utilities up front & as he sells the lots Village would receive 50% of price. Mleziva explained with the projects we have currently in the works, we will be real close to maximizing our borrowing capacities.
 - Collins asked if parcel could be re-annexed back to New Denmark. Mleziva/Bielinski were not in favor of that option. Witte stated that even in New Denmark, depending how it is zoned there is still a minimum of 1.5 acres needed in order to build on.
 - Village should know within a few weeks if agreement will be signed with development that is being pursued. If there is an agreement, project funds will need to be directed to this project.
 - Collins was instructed to come up with initial plan showing number of lots & proposed road plan so Staff can determine the size of lift station & approximate costs of streets & utilities that will be needed.
- Mike Collins – New construction of 80 x 120 building for his current business Velocity.
 - An area of possible interest is at 120 Wisconsin Avenue currently owned by Arthur Rademann. Currently asking price is \$82,500 but would possibly sell for \$78,500.
 - Collins was instructed to draw up plans & share with Witte to make sure setbacks are met & the building would fit on the property. Collins was also told to provide a business plan along with what he is proposing is needed for Village assistance.
- Momentum Carnivore Nutrition – I43 Industrial Park West
 - Mleziva shared that he has been talking with Rob Wolters from Momentum Carnivore Nutrition & MCN has no interest in pursuing the Mahlik Lane property for their business.
 - MCN would be willing to invest in a temporary building at their current location in Manitowoc to buy some time for expansion so long as they could work out a firm commitment from the Village for a land purchase & exactly when construction could begin.
 - This commitment from Village would be that water, sewer & storm water utilities would be installed at the property prior to construction.

ADJOURN

Bielinski/Mleziva moved to adjourn at 11:30 a.m. Motion carried.

Minutes submitted by Kim Coogle, Village Treasurer