

Reedsburg Economic Development Commission Agenda
February 5, 2025
Reedsburg City Hall Council Chambers
12:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](https://www.doj.state.wi.us/news-releases/office-open-government-advisory-coronavirus-disease-2019-covid-19-and-open-meetings)

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY ATTEND THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THE COMMON COUNCIL HAS DECISION-MAKING AUTHORITY. IF A QUORUM OF THE COMMON COUNCIL ATTENDS THIS MEETING, NO ACTION WILL BE TAKEN BY THE COMMON COUNCIL AT THIS MEETING.

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON OCTOBER 2, 2024
:

THE COMMITTEE WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COMMITTEE BY MEMBERS OF THE PUBLIC. THE COMMITTEE WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING

I. GENERAL BUSINESS:

- A. Update on REDC Initiatives
- B. Industrial & Business Park Projects
- C. Update on Past & Present Projects

II. ADJOURN:



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

Reedsburg Economic Development Commission

Meeting Minutes

October 2, 2024

Meeting called to order by Chair Kurt Muchow at 12:00 PM in Reedsburg City Hall.

Present: Alder Mike Gargano, Alder Dave Knudsen, Jay Brunken, Ann Franke, Dan DeBaets, Blaine Albert

Absent:

Staff: Steve Zibell, Brian Duvall

Approval of Minutes

Motion by Gargano, seconded by Knudsen to approve the 4/3/2024 minutes.

Motion Approved

1. Update on REDC Initiatives

- **Quarterly Business Breakfast meetings (Upcoming meetings: RAMC, Library, Reedsburg Utility)**
- **Business Directory**
- **Support Workforce Housing**
- **Support RAHS Career Pathways Program**
- **Enhance commercial development along the East Main Street corridor.**

Muchow discussed the last quarterly business meeting. It was well attended, the next is 12/6 at RAMC with the Library and RUC hosting subsequent meetings.

The Business Directory was passed out and will also go to the school district and Chamber. Discussion held on keeping it more confidential as it contains personal contact info.

The DOA estimates about 80 new housing units/year are needed. There is still interest in new housing from developers. Discussion held on economic trends and currently having enough employees.

RAHS career pathways will be part of the upcoming referendum. Discussion held on engineering/ag/manufacturing apprenticeship programs and partnering with MATC.

Discussion held on underutilized property along the E Main St corridor, Sammons property for sale, TID 9, and vacancies in the Lynn property on S Albert.

2. Discuss Industrial/Business Park topics

- **Discuss if shipping container units should be allowed in the Industrial and/or Business Park**
- **Design standards for East Business Park and East Main Corridor**
- **REDC approval for projects within the Industrial & Business Parks.**

Discussion held on possible shipping containers used as storage units. The comment from the assessor is that they are taxed as property, but Knudsen stated that there is a dispute right now between DOA and DOR on their assessments and with the elimination of personal property taxes. Any future proposal could have an agreement added for taxation or PILOT. A good spot for future storage could be the narrow parcel near Skinner Dr and HWY 136.

Discussion held on possible design standards, which would be used as guidelines instead of an ordinance.

Discussion held on role of REDC. There was not as much REDC review as was done on the past, although there's been some smaller projects. Discussion held on working on additional industrial land workforce housing, and childcare. The ordinance will be looked at to see what requirements there are of REDC.

3. Update on Past & Present Projects

- **Shop Space Wisconsin (Coyle Commercial Condo)**
- **Auto Medic**
- **Reedsburg Hardwoods**

- **Pizza Ranch**
- **My Home Estates**
- **JND Reedsburg Family Apartments**
- **Huntington Park Apartments**
- **Riffey Transload Facility**
- **Reedsburg Farmers Coop**
- **Quillins Grocery Store Building**
- **The Gathering Place**

There was a recent groundbreaking for the Coyle business condos.

Pizza Ranch plans to break ground soon.

Construction continues on My Home Estates apartments and the JNB housing across from RAHS.

Huntington Park apartments are enclosed.

Riffey Transload will be starting on phase 2.

The Farmers Co-op plans to build a new storage building on S Walnut.

Quillens has closed and will not be re-used as a grocery store.

A grant will be applied for on The Gathering Place along the river.

Motion by Gargano, seconded by DeBaets to adjourn at 1:17 PM.

Motion Approved

Respectfully submitted,

Brian Duvall
Planning/Building

MEMORANDUM OF UNDERSTANDING
Between
JF Menzia & Sons, Inc.
And The
City Of Reedsburg, Wisconsin

JF Menzia & Sons, Inc., a Wisconsin corporation, (Developer) is proposing to construct a manufacturing facility in Reedsburg's East Business Park. This Memorandum of Understanding is intended to summarize the commitments of the Developer and City of Reedsburg (City). These commitments will be formalized in a Development Agreement which will be executed by the Developer and City.

WITNESSETH:

Whereas, the City recognizes the need to encourage new industrial development in the City; and

Whereas, the Developer is proposing to purchase a parcel from the City to develop a new manufacturing facility; and,

Whereas, the ability to develop the manufacturing facility in Reedsburg will be based on the financial feasibility of the project; and

Whereas, the City created Tax Increment District No. 9 (TID No. 9) to promote Industrial development; and

Whereas, the City recognizes having new industrial development is desirable to support continued growth of the City; and

Whereas, the City has concluded that it is in the best interest of the community to invest TID No. 9 funds to promote industrial development in the City.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

I. Developer agreement

In consideration of the obligation of the City as set forth herein, the Developer shall:

- A. Purchase the approximate 2.8-acre parcel from the City as shown on Exhibit A for Eighteen Thousand Dollars and 00/100 Dollars (\$18,000.00) per acre. The actual purchase price shall be based on the final acreage shown on a Certified Survey Map.
- B. Construct a 16,500 square foot industrial building consisting of a 15,000-sf manufacturing facility with 30-foot sidewalls and a 1,500-sf office. The total estimated project cost is [REDACTED] and 00/100 Dollars (\$ [REDACTED].00). The construction project includes site grading, access drives, parking, building, landscaping and on-site storm water management facilities generally as illustrated on Exhibit B.
- C. The Developer agrees to enhance the appearance of the development site and building to create an attractive development in the Business Park. Building enhancements include architecture materials and features on the street facade of the building similar to other manufacturing buildings

in the Business Park. The building design and landscaping shall be acceptable to the Reedsburg Economic Development Commission and City Plan Commission.

- D. The Developer's timetable to complete the construction of the building is as follows:
 - 1. Start construction by May 1, 2025
 - 2. Complete construction by December 31, 2025.
- E. The Developer shall increase the property tax assessment of real estate on the parcel by approximately [REDACTED] and 00/100 Dollars (\$[REDACTED].00) on or before
- F. The proposed project represents an expansion of the Developer's existing business operation located in southeast Wisconsin. The Developer anticipates moving their existing manufacturing operation to the Reedsburg location within approximately five years. The Developer desires to have a Right-of-First Refusal to purchase up to an additional [REDACTED] acres to accommodate the expansion.
- G. In the event the Developer does not start construction of the manufacturing building by October 31, 2025, the City shall have the right to purchase the vacant lot and sell it to other developers. The City shall pay Developer One and 00/100 Dollars (\$1.00) to repurchase the lot.
- H. Submit a site plan, landscaping plan and building plan to the City for review and approval.
- I. Obtain all necessary permits; comply with all local, state, and federal requirements. The Developer shall be responsible for paying all permit fees and City connection fees.
- J. Execute a Development Agreement between the City and Developer as stipulated in Article V.
- K. The Developer will not be allowed to sell the development to another developer during the term of the Development Agreement unless granted written approval from the City, which will not be unreasonably withheld. If approval to sell is granted, the terms of the Development Agreement between the Developer and the City will be assigned to the buyer.
- L. Any costs expended by the Developer will be exclusive to the Developer and will not be a cost to the City.

II. City of Reedsburg agreement

In consideration of the obligation of the Developer as set forth herein, the City shall:

- A. Sell the approximate 2.8-acre parcel as shown on Exhibit A to the Developer for Eighteen Thousand Dollars and 00/100 Dollar (\$18,000.00) per acre. The actual sale price shall be based on the final acreage shown on a Certified Survey Map. The City shall provide a Certified Survey Map, Title Insurance and pay for closing costs. The parcel shall be sold as is.
- B. Provide a Right-of-First Refusal to the Developer to sell up to an additional [REDACTED] acres. The Right-of-First Refusal shall be for five years and may be executed by the Developer in conjunction with relocating their existing manufacturing facility to Reedsburg. The Right-of-First Refusal document shall be an attachment to the Development Agreement.
- C. The Developer will not be allowed to sell the development to another developer during the term of the Development Agreement unless granted written approval from the City, which will not be

unreasonably withheld. If approval to sell is granted, the terms of the Development Agreement between the Developer and the City will be assigned to the buyer.

- D. Any money expended exclusively by the City for this project will not be reimbursed by the Developer.

III. Security

- A. First Position Real Estate Mortgage. It is specifically agreed by and between the parties hereto that the City shall have a first position real estate mortgage against the parcel to guarantee the Developer shall convey vacant parcel back to the City in the event the Developer does not construct the proposed manufacturing building. Said conveyance shall be free and clear of all liens and encumbrances. The first position real estate mortgage shall be in the amount of One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00), which is equal to the City's Net Upfront Development Cost. It is also specifically agreed by and between the parties hereto that the City shall subordinate to the first mortgage lenders once construction is started and funds are disbursed by the lender. Upon completion of the construction, the real estate mortgage shall be terminated.
- B. Insurance. The Developer shall maintain insurance on the Parcel, in an amount not less than the full insurable value of the improvements, for fire, casualty, and external damage coverage and shall name the City as an additional insured, for the term of the Development Agreement. The City shall be in a subordinate position to any bank and/or other lender (collectively, the "Lender") providing construction or long-term financing for the Facility or to the Developer. A copy of an insurance binder or certificate of insurance demonstrating compliance with this Section shall be submitted to the City within thirty (30) days after commencement of construction at the Facility. Thereafter, the Developer shall provide the City with written evidence of compliance with this Section on an annual basis. In the event the improvements on the Parcel are damaged or destroyed before the City has totally recovered its expenditures for this project, the proceeds from the insurance shall be payable to the Developer, and subject to the Lender's requirements, shall be applied toward (a) the reconstruction of the improvements so destroyed or damaged, or (b) the then outstanding amount of upfront Development Costs that have not been recouped by the annual tax increment revenue generated by the project. The parties agree that solely for purposes of this Agreement, the amount of the City's Net Upfront Development Cost is One Hundred Forty Thousand and 00/100's Dollars (\$140,000.00).

IV. Compliance with EDA Restrictive Covenants

Seller and Buyer acknowledge that the premises were improved, in part, with funding from EDA and are subject to the terms and conditions of the EDA financial assistance award and applicable EDA Property Management regulations. Consequently, all recipients or owners and/or their successors and assigns agree as follows:

1. Real property or equipment acquired or improved with EDA Investment Assistance must be used in a manner that is consistent with the authorized general and specific purposes of the financial assistance award and EDA policies including non-relocation, adequate consideration and environmental compliance. Further, said property may not be used in violation of the nondiscrimination requirements set forth in 13 C.F.R. § 302.20 or for inherently religious activities prohibited by applicable federal law.
2. Buyer agrees to provide Seller and EDA with any document, evidence or report required to assure compliance with federal and state law, including but not limited to applicable federal and state environmental laws.

- 3. Any deeds or instruments of conveyance shall contain a covenant which shall prohibit the use of the subject property for any purpose other than the authorized purpose of the EDA award. This covenant shall remain in effect for 20 years, the EDA-defined useful life of the facilities.

V. Acknowledgements & Contingencies

The parties to this MOU acknowledge the commitments included in this document are preliminary and are subject to change as the project scope is finalized. The parties also acknowledge the following contingencies:

- A. The City and Developer approves and executes the Development Agreement.

With the approval of this MOU, the City of Reedsburg Common Council is granting authority to the Mayor, City Administrator, City Clerk and City Attorney to prepare and execute a Development Agreement and other documents necessary for the implementation of the project, provided they are consistent with the terms of the MOU.

The term of the Development Agreement is until July 31, 2035, which is the final year to collect revenue for TID No. 9.

Both parties mutually understand the City and Developer will execute a Development Agreement. This MOU will expire once both parties sign a Development Agreement, or on April 30, 2024, whichever comes first. The terms stated herein constitute the entire agreement between the Developer and City. The Developer and City must agree to any amendment to this agreement in writing.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on:

_____, 2025.

For the City of Reedsburg

David G. Estes, Mayor

Jacob Crosetto, City Clerk

Date

Date

JF Menzia & Sons, Inc.

Brian Menzia, President

Witness

Date

Date

As prepared by:

G GROTHMAN & ASSOCIATES S.C.

PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (608) 644-8877
E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 1024-601



DRAFTED BY: T. KASPER

CHECKED BY: TG

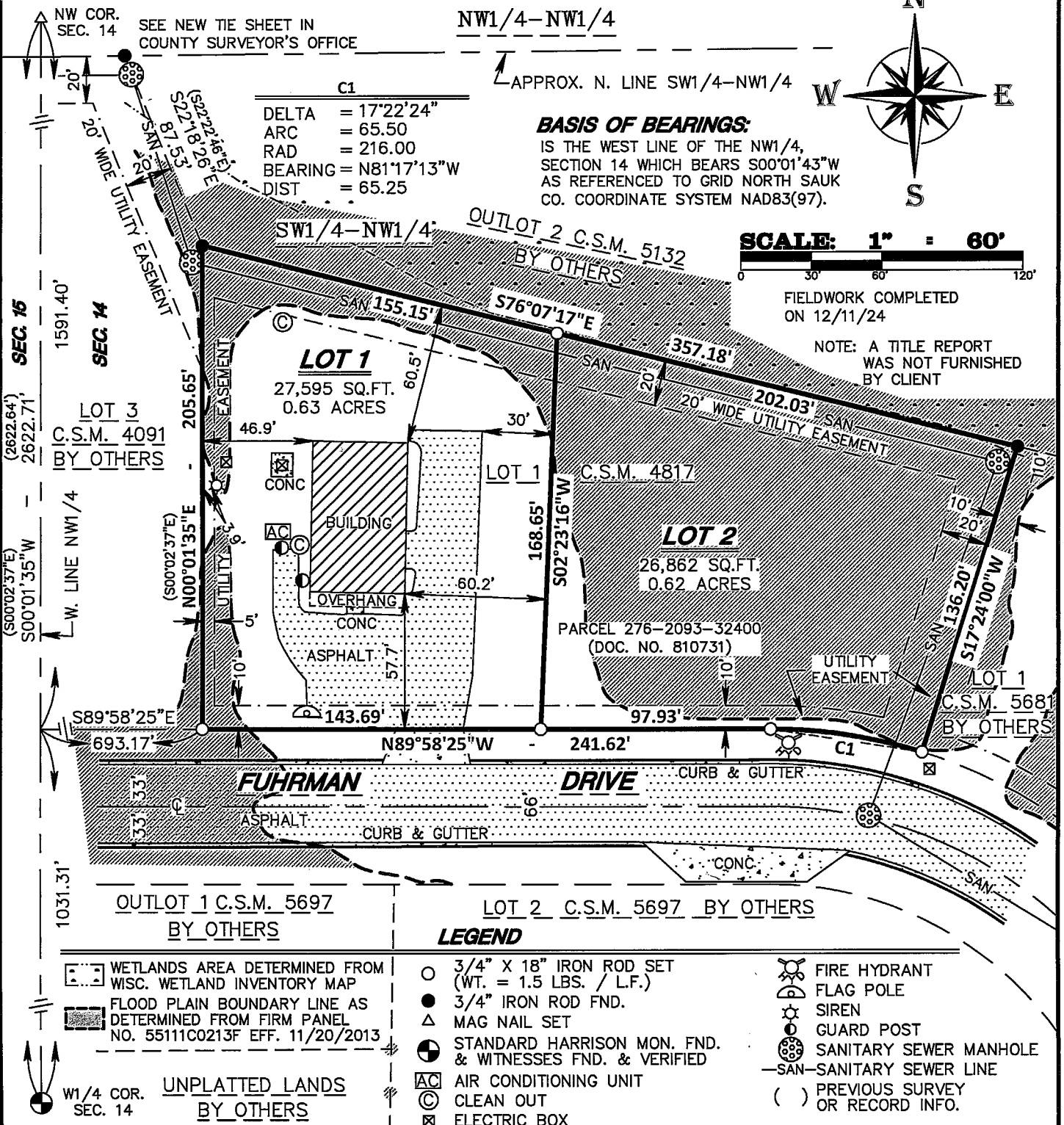
PROJ. 1024-601

DWG. 1024-601 SHEET 1 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING LOT 1, C.S.M. NO. 4817 AS RECORDED IN VOL 26 OF C.S.M.S PAGES 4817, 4817A AND 4817B AS DOCUMENT NO. 806951, LOCATED IN THE SW1/4 OF THE NW1/4, SECTION 14, T. 12 N., R. 4 E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN. CONTAINING: 54,457 SQ.FT. - 1.25 ACRES



BASIS OF BEARINGS:
IS THE WEST LINE OF THE NW1/4, SECTION 14 WHICH BEARS S00°01'43"W AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).

SCALE: 1" = 60'
0 30' 60' 120'

FIELDWORK COMPLETED ON 12/11/24

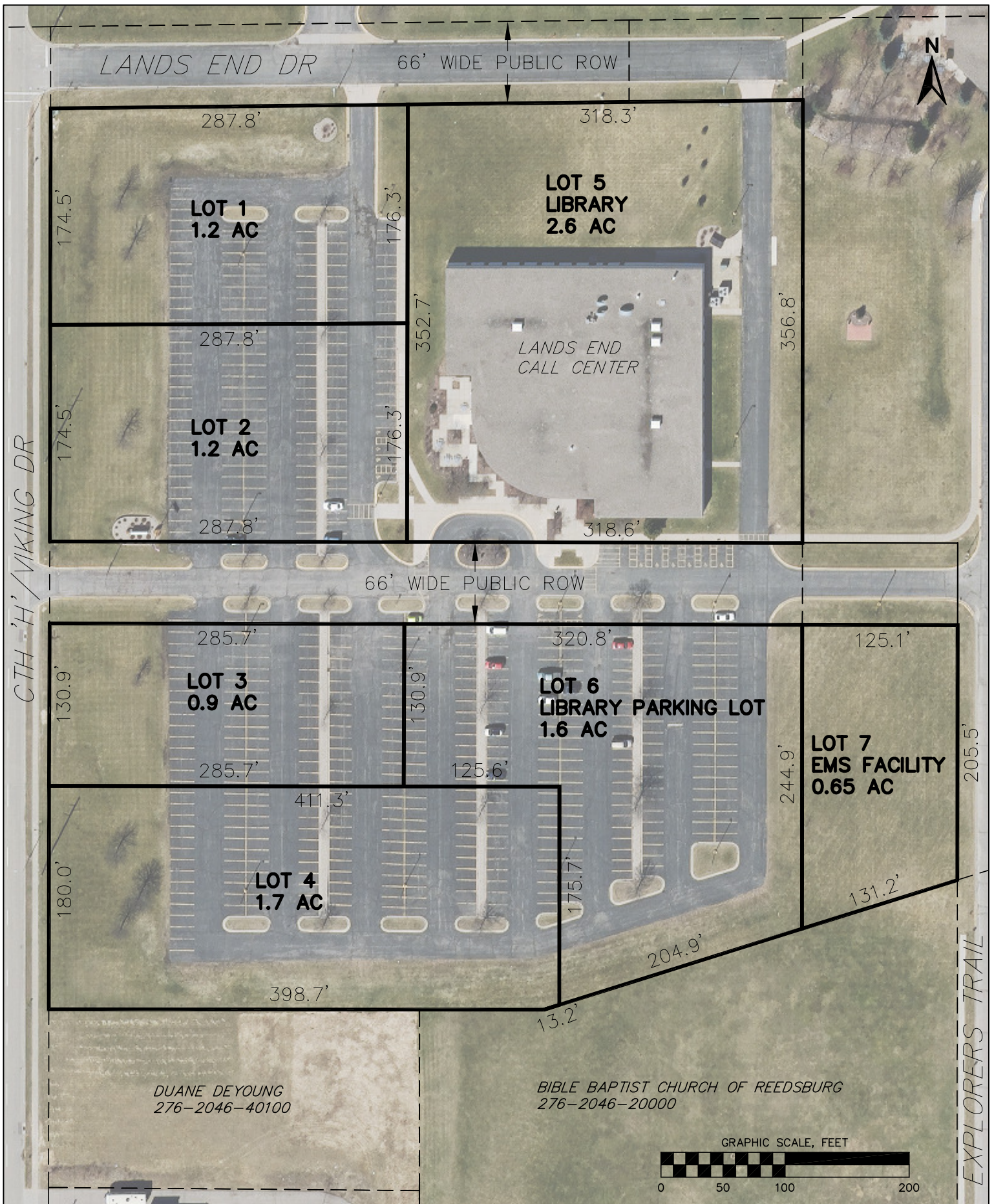
NOTE: A TITLE REPORT WAS NOT FURNISHED BY CLIENT

LEGEND

- WETLANDS AREA DETERMINED FROM WISC. WETLAND INVENTORY MAP
- FLOOD PLAIN BOUNDARY LINE AS DETERMINED FROM FIRM PANEL NO. 55111C0213F EFF. 11/20/2013
- UNPLATTED LANDS BY OTHERS
- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- MAG NAIL SET
- STANDARD HARRISON MON. FND. & WITNESSES FND. & VERIFIED
- AIR CONDITIONING UNIT
- CLEAN OUT
- ELECTRIC BOX
- FIRE HYDRANT
- FLAG POLE
- SIREN
- GUARD POST
- SANITARY SEWER MANHOLE
- SAN-SANITARY SEWER LINE
- () PREVIOUS SURVEY OR RECORD INFO.

OWNER: NORTH AMERICAN RESEARCH & DEVELOPMENT LLC
c/o WILLIAM WEITZEL
E13735 S.T.H. "33"
BARABOO, WI 53913

CLIENT: KINGDOM STORAGE LLC
602 WEST PINE STREET
BARABOO, WI 53913

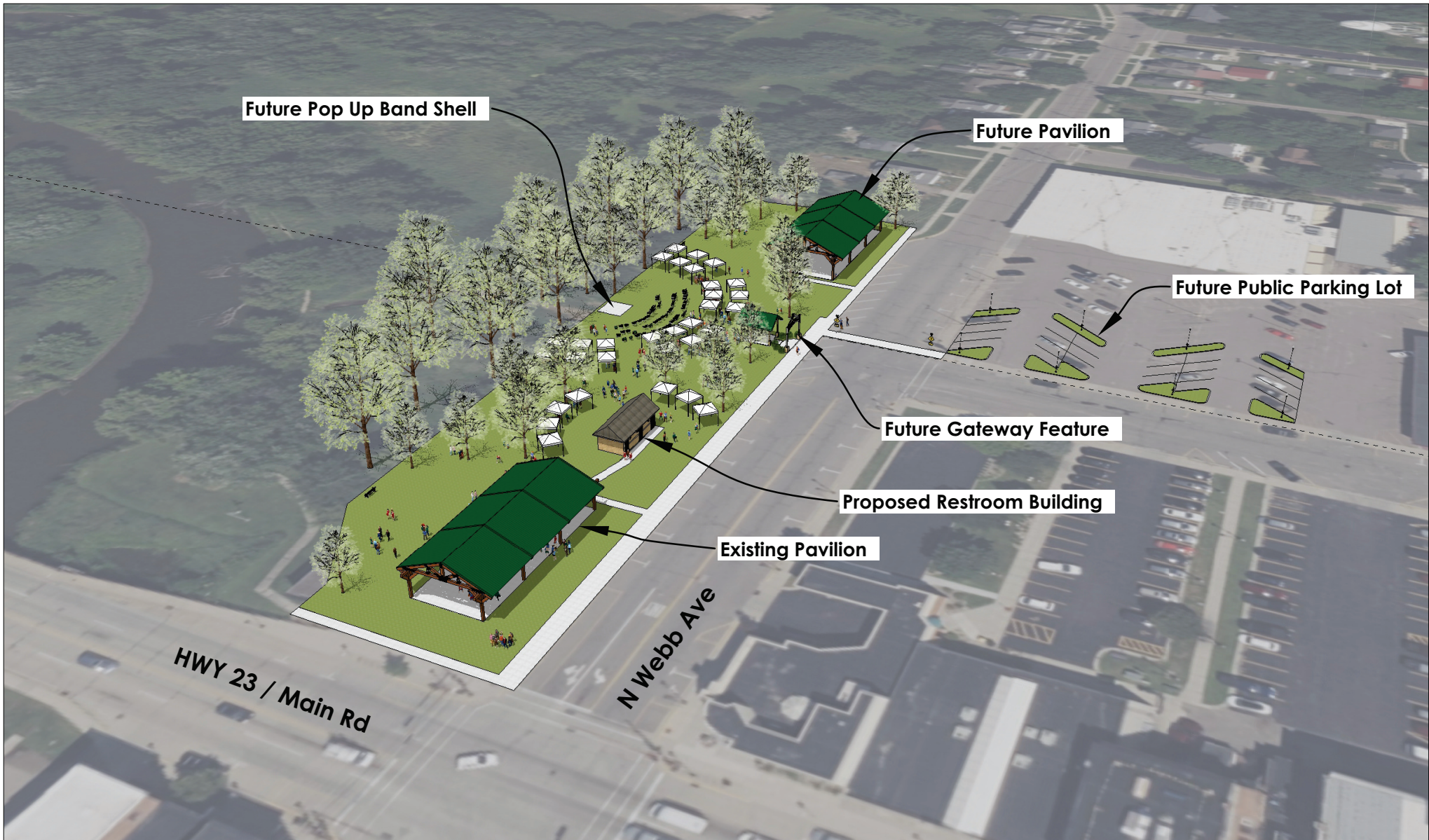


LANDS END CALL CENTER CONCEPT SITE PLAN

CITY OF REEDSBURG, WISCONSIN
OCTOBER 10, 2024

vierbicher
planners | engineers | advisors





The Gathering Place - Rendering 1

City of Reedsburg

2024-12-05

05 Dec 2024 - R:/Reedsburg, City of/240577 - River District/Design Development/Landscape Architecture/Rendering Design/Renderings

