



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2903
Fax: 262-242-9655
www.ci.mequon.wi.us

ECONOMIC DEVELOPMENT BOARD

Tuesday, January 18, 2022

8:00 AM

Christine Nuernberg Hall

Mequon City Hall

11333 N Cedarburg Road

AGENDA

- 1) Call to Order, Roll Call**
- 2) Approval of Meeting Minutes from November 16, 2021**
Action requested: review and approve
- 3) P2 Development Company, LLC application for a Town Center TID No. 3 Incentive for the properties located at 11040 & 1110-11112 N. Buntrock Avenue.**
Action requested: review and approve
- 4) 2022 Work Program**
- 5) Staff Updates**
- 6) Announcements**
The next meeting is Tuesday, February 22, 2022 at 8:00 a.m.
- 7) Adjourn**

Dated: January 14, 2022

/s/ Tim Carr, Chairman

.....
Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and / or gather information about a subject over which they have decision making responsibility, although they will not take formal action thereto at this meeting.

Any questions regarding this agenda may be directed to the Dept. of Community Development office at 262-236-2903, Monday through Friday, 8:00 a.m. – 4:30 p.m.



11333 N. Cedarburg Road
Mequon, WI 53092
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ECONOMIC DEVELOPMENT BOARD
Tuesday, November 16, 2021
8:00 AM
Christine Nuernberg Hall
Minutes

1) Call to Order, Roll Call

Present:

Chair Timothy Carr
Alderman Brian Parrish
Board Member Dennis Engel
Board Member Daniel Gannon
Board Member Tracy Johnson
Board Member Michael Kramer
Board Member Jeff McLean
Board Member Bruce Sipiora
Board Member James Baka -- **Absent**
Board Member Andrew Petzold -- **Absent**

Chairman Carr called the meeting to order at 8:00 a.m.

2) Approval of Meeting Minutes from October 26, 2021

Action

Board member Kramer made a motion to approve the October 26, 2021 meeting minutes.
Board member Engel seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT: **Approved [Unanimous]**
MOVED BY: Board Member Kramer
SECONDED BY: Board Member Engel
AYES: Carr, Parrish, Engel, Gannon, Kramer, McLean, Sipiora
ABSENT: Baka, Petzold
NOT PRESENT: Johnson

3) Staff Updates

a. Discussion of Port Washington Road Redevelopment

Asst. Dir. Zader reviewed the proposed criteria guidelines for four different type of incentives, which had minor modifications made to them from feedback from the Board from

the previous meeting:

Tier 1 – Current Pay-As-You-Go formula to continue to be used. Eligibility requires the removal of all buildings on the site. If a site has more than one building, as long as one building is demolished as part of the development project, it is eligible.

Tier 2 – Higher incentive given (15%) for combined parcels or high priority sites with high priority uses, as determined and approved by the EDB. The payback period is also extended from 15 years to the life of the TID; which is currently 18 years.

Asst. Dir. Zader explained the this formula will be unique to Mequon and that land value is taken out of the equation and protection of a loss to the city is provided.

The Board discussed the proposed incentives including risks to the city, that zoning distinctions also a variable in consideration of uses, the desire for revitalization for these two TIF districts and the possibility of the city buying available properties; specially the Port Zedler Motel parcel.

Action

Board member Engel made a motion to approve the proposed incentive guidelines.
Board member Kramer seconded the motion.

Board member Sipiroa made an amendment to amend the first part of the Guideline #6 (page 8 of the packet) to include language regarding if there is ownership change that the incentive shall be reviewed and a claw back provision shall be utilized if necessary.

The amendment was accepted by Board members Engel and Kramer.

A voice vote was taken; vote passed (8-0)

RESULT:	Approved [Unanimous]
MOVED BY:	Board Member Engel
SECONDED BY:	Board Member Kramer
AYES:	Carr, Parrish, Engel, Gannon, Kramer, McLean, Sipiora
ABSENT:	Baka, Petzold

There was action steps for staff for the next meeting:

- Provide additional information (cost, risk, control) regarding the Port Zedler Motel so that the Board can make a recommendation to the Common Council about considering that the city purchase that parcel.
- Obtain landscape proposals regarding streetscaping.

4) Announcements

Dir. Tollefson stated that there may be a Town Center incentive application coming forward for 46 townhome rental units on Buntrock Avenue.

2022 Meeting Calendar was included in the packet.

5) Adjourn

Action

Board member Kramer made a motion to adjourn the meeting.

Board member McLean seconded the motion.

A voice vote was taken; vote passed (8-0)

Respectfully Submitted,

Kim Tollefson

Director of Community Development

Attachment: EDB_11.16.21_DRAFT (6974 : Meeting Minutes from November 16, 2021)



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Community Development

TO: Economic Development Board
FROM: Kim Tollefson, Director of Community Development
DATE: January 18, 2022
SUBJECT: P2 Development Company, LLC application for a Town Center TID No. 3 Incentive for the properties located at 11040 & 11110-11112 N. Buntrock Avenue.

Background:

P2 Development has applied for an authorized incentive through the Town Center TID Fast Track Formula for reimbursement of demolition and clean-up costs for the properties located 11040 and 11110 N Buntrock Avenue. Under the TC TID project plan, qualifying development projects are eligible for a financial incentive for redevelopment efforts. The following outlines the criteria:

- New construction value of \$3M beyond the current improvement value.
- The payback period is 15 years or less.
- The maximum incentive allowed is the “gap”, which is defined as the removal base improvement value plus the cost of site demolition and repair and a 5% incentive.

P2 Development’s application shows the following:

- A total net new construction value of \$6.1M
- A total estimated cost for the eligible expenditures, including the value of the existing improvement on site(s) of \$710,687
- A total eligible incentive under the Fast Track Formula of \$1.03M inclusive of the 5% incentive and \$710,687 exclusive of the 5%
- A total equalized tax revenue for the TID of \$103,113

FAST TRACK FORMULA: P2 Buntrock TownHomes					
Base Improvement Value					\$353,700
Site Demolition & Repair					\$356,987
Total Cost of Gap					\$710,687
New Development Value					\$6,775,000
5% Incentive					\$321,065
Total City Incentive					\$1,031,752

Analysis: The City has historically negotiated a sharing of the net, annual increment. The ratio has generally been between 60/40% and 70/30%. Given the timing of this project and the remaining years of the TID, the developer cannot achieve the full, eligible incentive, even if the City authorized an annual return of the increment at 100%. Further, it is the City’s intent to complete public improvement projects throughout the remaining life of the TID. The public projects desired by the Common Council were agreed upon in 2021 and are mostly projects that cannot be achieved through private development contributions, but rather projects in the road right of way, on city owned land and burial of utilities. Therefore, it remains in the public interest to capture a share of the annual increment early in the implementation of this project.

Staff recommends a 60/40% share of the net annual increment and recommends an incentive exclusive of the 5% incentive. Staff recommends the incentive without the 5% bonus because the Common Council has expressed hesitancy in providing the incentive to projects that are not truly mixed use. Per staff's recommendation the Developer is only receiving reimbursement of costs necessary to return the site to a greenfield state, thus negating the additional costs associated with redevelopment projects. The net results of this structure are:

- Increase of city capital project spending by \$164,150
- Removal of two non-conforming uses and five non-conforming structures
- Consolidation of two underutilized, underperforming lots
- Increase of sites' tax revenue by 167%
- Developer receives 35% of the eligible 100% PAYGO reimbursement of site demolition and base improvement value (defined as the gap)
- Developer receives 35% of gap over the course of 4 years
- Developer forgoes 5% bonus incentive

Recommendation: The application complies with the conditions to receive an incentive and meets the policy goals and objectives of the Town Center Zoning and Town Center TID project plan. The project provides financial and redevelopment benefits to the City and fosters increased vitality within the Town Center neighborhood.

Attachments:

Project Narrative (PDF)

Assessor Data Value (PDF)

Site Demo Repair Costs 01.2022 (PDF)

Ehlers TID #3 Cash Funded Capital 1.13.22 for P2 Townhomes (PDF)

Map (PDF)

Site Plan_scanned (PDF)

Updated Elevations (PDF)

Town Homes at Foxtown

Looking to create 4 buildings (Two 10 unit buildings and two 11 unit buildings) including a total of 42 units, plus a club house on 11040 N Buntrock Ave and 11110 N Buntrock Ave.

We'd be combining the two parcels (11040 N Buntrock Ave and 11110 N Buntrock Ave) totaling 4.2 acres. We'd also be creating parallel parking, curb, gutter and sidewalks along the east side of Buntrock Avenue, which will be an extension of the property directly north (Artesa Apartments). The central median between the buildings will include a gazebo, community grills and dog walking area.

Each unit will have 2 stories and include either 2 or 3 bedrooms on the second floor. Each unit will have a living area, kitchen, and ½ bath first floor and bedrooms and bathrooms on the second floor. Two bedroom units will have an open loft overlooking the living room. Three bedroom units will not include a loft.

Each unit will have 10ft ceilings on the first floor with transom windows. Interior doors will be 8 feet tall. The units will have European style cabinetry, granite countertops, stainless steel appliances with gas range, and wine refrigerator.

Each unit will have a private entrance/front door with an attached garage, as well as a private rear patio. Two bedroom units will have a one car garage and three bedroom units will have a two car garage.

A walkway will connect the two parcels with the West House Apartments property at 11127 Weston Ave to join in on community activities.

The club house will be a two story facility. The first floor will include a large community room with fireplace entering off the street for social gatherings. The first floor will also include a billiards/shuffle board room and a secondary community room for smaller gatherings. The second floor will have a fully outfitted fitness room with a porch overlooking Buntrock Avenue. There will also be a yoga/spin room on the second floor and a community gathering area. A steam room, sauna and dressing rooms will also be provided. A rear outside patio deck on the east side of the building will overlook the West House at Foxtown Apartment complex. The outside patio will include a firepit, gazebo, built-in cooking grills and patio seating.

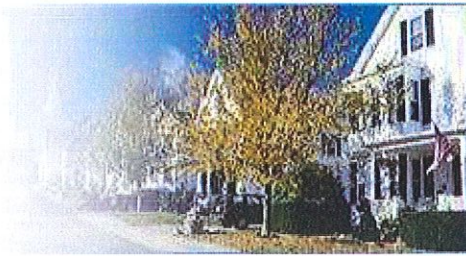
We will be looking to the city, through a TIF incentive, to assist in the cost of demolition, any remediation and utility relocation.

We estimate the value of the entire project to be in excess of \$8,000,000 upon completion. We plan to start the project in early spring of 2022 and have completed by spring of 2023. Upon completion, we'll employ one fulltime manager and one fulltime maintenance person.

The attached exhibit shows the demolition costs. Most of the costs have been bid and there are a few estimates we are waiting for, specifically WE-Energies & AT&T for utility abandonment. Based on our experience on other projects with them in Mequon, we feel these numbers are fairly accurate. We are also awaiting the environmental analysis test results, which may increase the budget. The largest cost in the budget is the building demolition. The majority of this is attributed to 11040 N Buntrock Avenue, which is the old A1 Fence facility and was originally constructed as a slaughtering house. This building is all masonry and has all concrete floors, so the cost of demolition is high.

AssessorData

3.1.b



Tax Key Number: 140270100300

Property address:
11110 N Buntrock Ave
City of Mequon, WI

Abbreviated legal description:

Acres (county records): 0

Building 1 description:
1.5 story wood old style

Size: 1,055 sq feet

Year built: 1900

Building 2 description:
Storage Garage

Size: 3,500 sq feet

Year built: 1950

Additional structures: 1

Date of last building permit: 3/20/2008

Last sale date: 11/30/2006

Total assessed value of land: \$167,200

Total assessed value of buildings: \$202,100

Assessment year: 2021

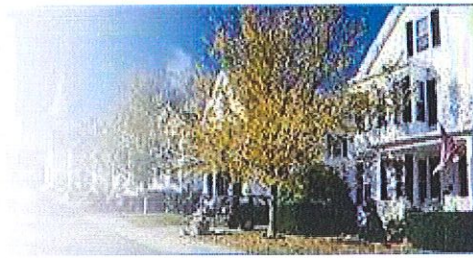
[Click here to view the website for this municipality.](#)

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Attachment: Assessor Data Value (6978 : P2 Development Company, LLC application for a Town Center TID No. 3 Incentive)

AssessorData

3.1.b



Tax Key Number: 140270100400

Property address:

11040 N Buntrock Ave
City of Mequon, WI

Abbreviated legal description:

Acres (county records): 0

Building 1 description:

Multi Section Industrial Bldg

Size: 12,388 sq feet

Year built: 1920

Additional structures: 2

Date of last building permit: 1/25/2005

Last sale date: not available

Total assessed value of land: \$145,900

Total assessed value of buildings: \$151,600

Assessment year: 2021

[Click here to view the website for this municipality](#)

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Attachment: Assessor Data Value (6978 : P2 Development Company, LLC application for a Town Center TID No. 3 Incentive)

TIF Costs

11110-11112, 11040 N Buntrock Ave					
	Contractor	Bid/Estimate	Actual	Invoice	Check #
Environmental Analysis	Kapur & Associates, Inc.	\$10,970.00	\$10,970.00		
	Affordable Environmental Tech	\$990.00			
Wells Abandonment	Dickenschrauf Plumbing	\$5,960.00			
A/C Refrigerant Removal/Disposal	Dickenschrauf HVAC	\$822.00			
Sanitary Laterals Abandonment	BMCI	\$5,600.00			
Asbestos Removal	Affordable Environmental Tech				
Contaminated Soil Remediation	BMCI				
Utility Abandonment	WE-Energies	\$17,200.00			
	AT&T	\$3,500.00			
Clearing & Grubbing & Erosion Control	Blaze Landscape	\$21,350.00			
Building Demolition	BMCI	\$216,000.00			
	City of Mequon				
Storm Water Pipe Relocation	BMCI	\$72,300.00			
Fence Removal	Blaze Landscape	\$1,820.00			
Permits	City of Mequon	\$475.00			
Total		\$356,987.00	\$10,970.00		

City of Mequon, Wisconsin

Tax Increment District #3

Development Assumptions

Construction Year		Actual	Foxtown Comm/Bldgs E1-E2	Foxtown Apartments	Foxtown Restaurant Bldg B	Foxtown Brewery Bldg D	Foxtown Mixed Use Bldg E3	Foxtown Single Family	P2 Townhome Project	Annual Total	Construction Year	
1	2008									0	2008	1
2	2009									0	2009	2
3	2010									0	2010	3
4	2011									0	2011	4
5	2012									0	2012	5
6	2013	1,404,600								1,404,600	2013	6
7	2014	7,479,600								7,479,600	2014	7
8	2015	25,849,000								25,849,000	2015	8
9	2016	6,916,600								6,916,600	2016	9
10	2017	9,792,700								9,792,700	2017	10
11	2018	48,081,000								48,081,000	2018	11
12	2019	40,598,900								40,598,900	2019	12
13	2020	(17,269,000)								(17,269,000)	2020	13
14	2021					1,600,000		3,441,500		5,041,500	2021	14
15	2022					100,000	1,700,000	5,500,000		7,300,000	2022	15
16	2023							5,000,000	6,775,000	11,775,000	2023	16
17	2024									0	2024	17
18	2025									0	2025	18
19	2026									0	2026	19
Totals		122,853,400	0	0	0	1,700,000	1,700,000	13,941,500	6,775,000	146,969,900		

Notes:

¹Developer estimate of between \$8M and \$10M in value completed by the end of 2022.

REVISED Version 6

City of Mequon, Wisconsin

Tax Increment District #3

Tax Increment Projection Worksheet

Type of District

District Creation Date

Valuation Date

Max Life (Years)

Expenditure Period/Termination

Revenue Periods/Final Year

Extension Eligibility/Years

Eligible Recipient District

Mixed Use

April 15, 2008

Jan 1, 2008

20

15 4/15/2023

19 2028

Yes 6

No

Base Value

Appreciation Factor

Base Tax Rate

Rate Adjustment Factor

Tax Exempt Discount Rate

Taxable Discount Rate

41,330,300

0.00%

\$20.00

1.50%

Construction	Year	Value Added	Valuation Year	Inflation	Total	Revenue Year	Tax Rate	Tax Increment
				Increment	Increment			
6	2013	1,404,600	2014	0	1,404,600	2015	\$15.58	21,890
7	2014	7,479,600	2015	0	8,884,200	2016	\$16.38	145,512
8	2015	25,849,000	2016	0	34,733,200	2017	\$14.38	499,425
9	2016	6,916,600	2017	0	41,649,800	2018	\$15.87	660,971
10	2017	9,792,700	2018	0	51,442,500	2019	\$15.44	794,030
11	2018	48,081,000	2019	0	99,523,500	2020	\$15.05	1,497,776
12	2019	40,598,900	2020	0	140,122,400	2021	\$15.22	2,133,037
13	2020	-17,269,000	2021	0	122,853,400	2022	\$15.22	1,870,156
14	2021	5,041,500	2022	0	127,894,900	2023	\$15.22	1,946,901
15	2022	7,300,000	2023	0	135,194,900	2024	\$15.22	2,058,027
16	2023	11,775,000	2024	0	146,969,900	2025	\$15.22	2,237,274
17	2024	0	2025	0	146,969,900	2026	\$15.22	2,237,274
18	2025	0	2026	0	146,969,900	2027	\$15.22	2,237,274
19	2026	0	2027	0	146,969,900	2028	\$15.22	2,237,274
Totals		146,969,900		0		Future Value of Increment		20,576,821

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

City of Mequon, Wisconsin

Tax Increment District #3

Cash Flow Projection

Year	Projected Revenues								Expenditures														Balances			Year				
	Tax Increments	Interest Earnings/ (Cost)	Computer Aid	Other Revenue	Other Taxes	Rotary Repayment	BAB Reveue	Total Revenues	Taxable W/BAB Designation 6,950,000		GO Refunding Bonds 5,030,000														Total Expenditures		Principal Outstanding & Developer Incentive			
									Dated Date: 08/05/09		Dated Date:		Paying Agent & BAB fee	Outpost Development Incentive	Dermond Development Incentive	Spur 16 Shaffer	Reserve Development Incentive	Artesa	Foxtown Development Incentive	Loan to Rotary Foundation	P2 TownHome Project	Capital Expenditures	Adjustment to Fund Balance	Admin./ Prof Services			Annual	Cumulative		
									Principal	Interest	Principal	Interest																		
2015	21,890	0.50%						21,890	8/1																0	21,890	(1,195,901)		2015	
2016	145,512	546	4,305	2,000			120,979	273,342	250,000	370,875			25,270									2,225	37,150	685,520	(412,178)	(1,608,079)		2016		
2017	499,425	1,915	6,906	7,506			117,184	632,936	250,000	359,625			500	25,270									90,058	725,453	(92,517)	(1,700,596)		2017		
2018	660,969	1,541	7,008	221,136			113,679	1,004,333	300,000	347,750			500	25,270		150,000						40,926	147,842	1,012,287	(7,954)	(1,708,550)		2018		
2019	794,030	5,117	7,177	400,747			109,242	1,316,313	350,000	332,750				25,270		89,455	114,024	41,119				992,846	80,266	2,025,732	(709,419)	(2,417,969)		2019		
2020	1,497,776	13,959	7,177	174,278	21,312		57,394	1,771,896	400,000	174,263	62,733			25,270	49,802	5,000	115,585	41,682	112,491	205,000		879,004	(66,820)	150	2,004,160	(232,264)	(2,650,233)		2020	
2021	2,133,037		6,818					2,139,855			440,000	129,050			25,270	49,802							10,000	1,168,976	970,879	(1,679,354)	9,670,242		2021	
2022	1,870,156		6,477			205,000		2,081,634			540,000	115,850			25,270	49,802							10,000	1,818,070	263,563	(1,415,791)	8,484,242		2022	
2023	1,946,901		6,153					1,953,055			585,000	99,650			25,270	49,802							10,000	1,807,044	146,010	(1,269,781)	7,293,067		2023	
2024	2,058,027		5,846					2,063,873			630,000	82,100			25,270	49,802							10,000	1,834,494	229,378	(1,040,402)	6,056,893		2024	
2025	2,237,274	(5,202)	5,553					2,237,625			650,000	63,200			25,270	49,802							10,000	1,897,475	340,151	(700,252)	4,738,838		2025	
2026	2,237,274	(3,501)	5,276					2,239,048			695,000	43,700			25,270	49,802							10,000	1,922,975	316,074	(384,178)	3,375,784		2026	
2027	2,237,274	(1,921)	5,012					2,240,365			730,000	29,800			25,270	49,802							15,000	1,949,075	291,290	(92,887)	1,972,729		2027	
2028	2,237,274	(464)	4,761					2,241,571			760,000	15,200			25,270	249,011									2,148,684	92,887	(0)	355,466		2028
Total	16,957,217	(11,089)	45,897	0	0	205,000	0	17,197,025			5,030,000	578,550	0	202,163	597,625	0	20,391	0	4,182,003	0	247,521	5,528,541	0	430,466	14,546,792				Total	
Notes: 2019 other revenues Include \$355,763 Green Grant from MMSD for parking lot improvements																														
2019 other revenues include \$43,302 from Secure Funds																														
2020 other revenues includes \$216,539.82 from Secure Funds																														
¹ Estimated incentive based upon an \$6,775,000 Development with incrmnt being paid up to \$335K.																														
																						3,613,540	Total Capital Budget W/P2 Dev.			Projected TID Closure				
																						3,449,390	Total Capital Budget WO/P2							
																						164,150	Additonal Funds for Capital			REVISED Version 6				

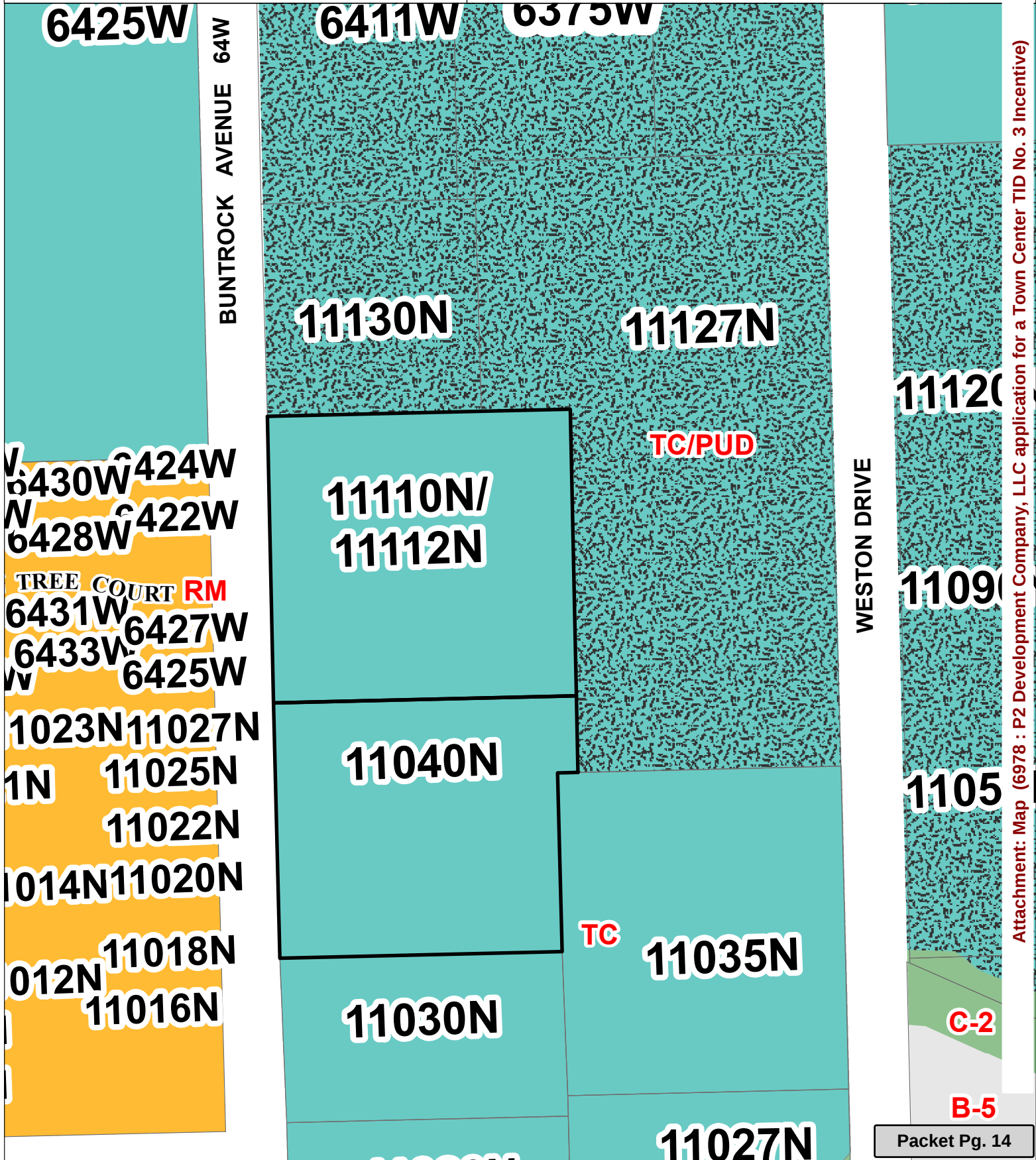
Attachment: Ehlers TID #3 Cash Funded Capital 1.13-22 for P2 Townhomes (6978 : P2 Development Company, LLC application for a Town

P2 Development Co., LLC

AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

3.1.e



PROPOSED RESIDENTIAL DEVELOPMENT
FOXTOWN TOWNHOMES
 11040-11112 BUNTROCK AVENUE
 CITY of MEQUON, OZAUKEE COUNTY

Issue:

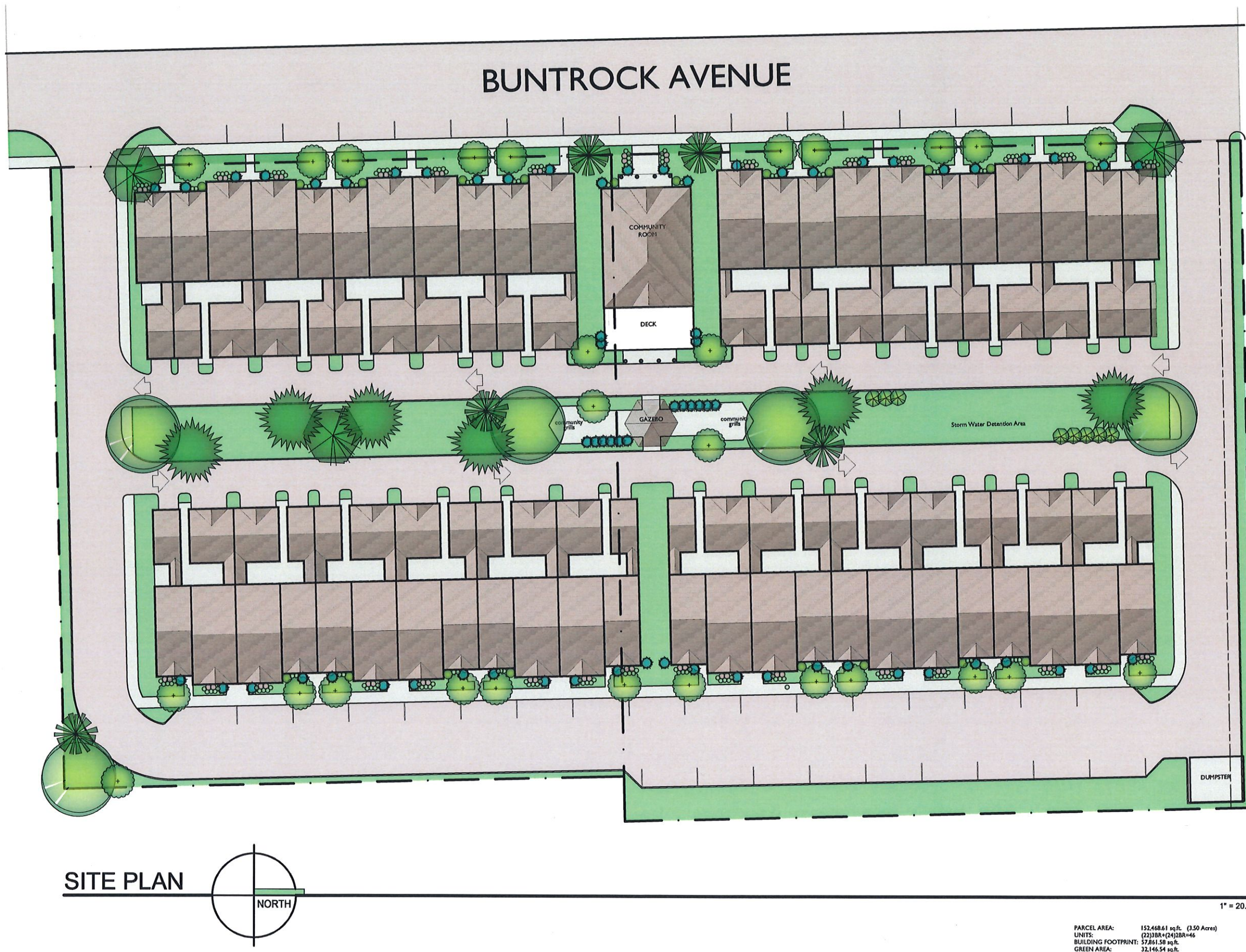
Document Date:
 16 September 2021

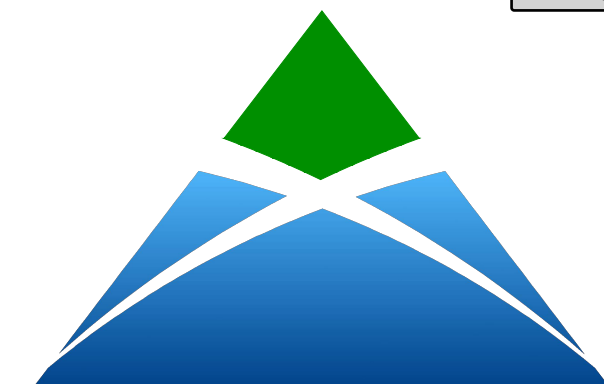
Project Number:
 21P205

Sheet Title:
 CONCEPT 5

Sheet Number:

A-100



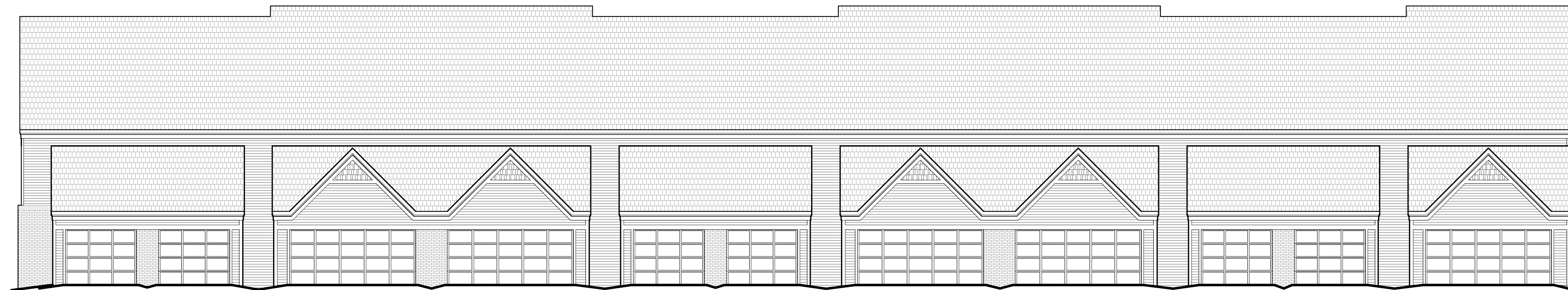


P2 DEVELOPMENT &
PROPERTY MANAGEMENT
524 Technology Way
Saukville, WI 53080-1677
www.p2development.com
(262) 377-7259



WEST ELEVATION

1/8" = 1'-0"



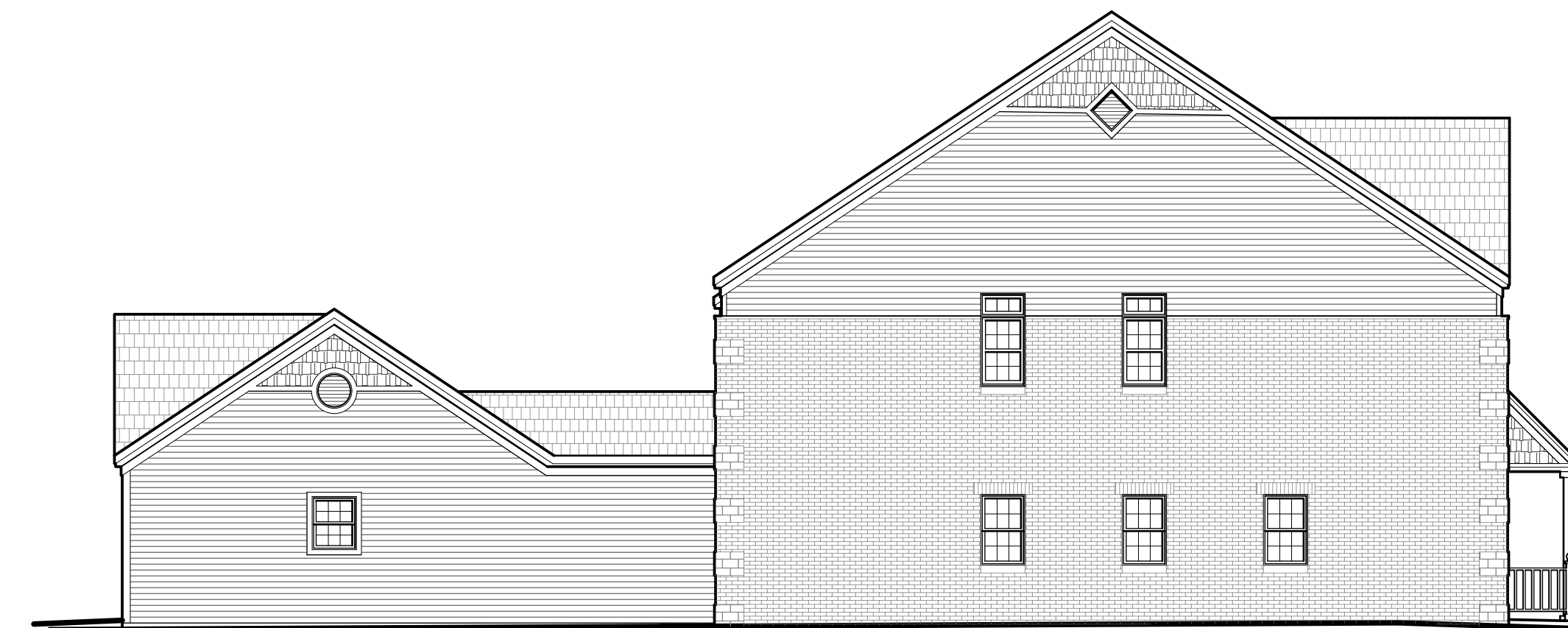
EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

PROPOSED RESIDENTIAL DEVELOPMENT
FOXTOWN TOWNHOMES
11040-11112 BUNTROCK AVENUE
CITY OF MEQUON, OZAUKEE COUNTY

Issue:

Document Date:
27 OCTOBER 2021
Project Number:
21P205
Sheet Title:
CONCEPT ELEVATIONS

Sheet Number:

A-202



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Office of Community Development

TO: Economic Development Board
FROM: Kim Tollefson, Director of Community Development
DATE: January 18, 2022
SUBJECT: 2022 Work Program

Background

The following chart documents the Economic Development Board's Work Program established in 2020 through 2023. Several objectives have been accomplished or are in process. The Board should review its program objectives and set the work for 2022. In recent board meetings, the Board has highlighted the following objectives as more imminent priorities:

- Evaluation of potential hotel location – specific interest in the Mequon and Port Washington Road intersection
- Evaluation and specific tools needed to redevelop high priority sites located in TID#4 and TID#5.
- Develop a brochure for marketing economic tools and programs
- Host one annual event

END OF MEMO

Attachments:
2022 Work Program Chart (XLSX)

Economic Development Board: Work Program 2020-2023

Objective #	Description	2020	2021	2022	2023	Budget Request	Staff Comment
1	Economic Promotion & Marketing						Significant enhancements to city tools, programs and effort. These programs, success stories should be highlighted on web and in hard copy for distribution
	a. Website Improvement	X		X			
	b. Brouchure			X			
	c. Summer Intern	X					CUW opportunity
	d. Business in Focus	X					Article Issued
2	Community Survey(s)					Yes	Two surveys issued that result in potential program creation. These have yet to be evaluted and recommended
	a. 2019	X	X				
	b. 2013	X	X	X	X		
3	DCD RFP						A RFP was issued for DCD technology, efficiency and staffing. Submissions are due late May 2020
	Report		X				
	Implementation			X	X		
4	Community Outreach						Partnership Oppportunites Exist and should be explored related to other work program objectives
	a. Community Partners (WEDC, Chamber, OZ Co, CUW, UW-Ext MATC, MT School District, Clubs)	X					
	b. Host 1 Annual Event			X	X	Yes	
	c. Focus Groups					Yes	
5	Economic Summit	X					Through UW-Madison the City is co-sponsoring an economic development summit with other Oz / Wash Co. partners. Originally schecheduled for June with primary and secondary topics of interest
6	Port Washington Road	X	X				PC Policy Subcommittee Land Use Discussion needs support by EDB
	a. Hotel Market Analysis			X			
	b. Evaluate High Priority Sites			X			
7	East Growth Land Use	X	X				PC Policy Subcommittee Land Use Discussion needs support by EDB
8	TC Strategy	X	X	X	X	Yes	The Town Center is achieving its planning, economic and financial goals. Objectives remain and there is an expenditure deadline of April 2023 with a district closure of 2028. Priorization of remaining goals
9	WEDC Partnership	X					EDB has had 1 of 2 meetings with WEDC to assess alignment of business development and tools/programs
10	Neighborhood Strategy	X	X	X	X	Yes	Staff recommends the development of 3-4 nrighborhood economic development strategic plans. Neighborhoods include East Growth, PW Road, Donges Bay/Cedarburg Road, TC, Friedstadt, Hwy 57 North of Bonniwell
11	TIF #4 & TIF #5		X				Evaluation of districts and possible amendments
12	RLF / Emergency Loans	X	X	X	X	Yes	Leverage RLF for neighborhood strategic plans

KEY:

	Complete
	In Process
	Must Initiate