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**VILLAGE OF WEBSTER**

# DEVELOPMENT & ANNEXATION MEETING MINUTES

Friday, February 11, 2022 @ 1:00 p.m.  
7505 Main Street West, Webster, WI

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- I. **CALL TO ORDER** – Village Trustee, Summer called the meeting to order at 1:30 p.m. (There was a miscommunication on start time of the meeting.)
- II. **PRESENT** –Village Trustees: Bill Summer, Tim Maloney, and Charlie Weis. Others Present: Clerk/Treasurer, Debra Doriott-Kuhnly; Burnett County Economic Development Director, Dick Hartmann and Village Resident, Russell Burford. Absent: Village President, Jeff Roberts; Trustee, Aaron Sears; Trustee, Kelsey Gustafson; Trustee, Greg Widiker.
- III. **PUBLIC NOTICE OF AGENDA** – Motion made by Trustee, Maloney to approve the agenda as presented; seconded by Trustee, Weis. **Motion carried 3-0.**
- IV. **DISCUSS OPPORTUNITY FOR PUBLIC FUNDS** – Trustee, Summer gave the floor to Dick Hartmann. Dick said there is grant program called RISE (Rural Innovation Stronger Economy) and wanted to share this opportunity with Webster. RISE is a program to develop business incubators and assist business development in rural America and prefers to serve low to moderate income communities. Dick talked to folks at the state level of USDA, WEDC and NWWIB (Northwest Wisconsin Workforce Investment Board) and all thought Webster would be an eligible candidate for RISE. The grant amount is \$500,000 to \$2,000,000 with a 20% match. Dick said he is looking for additional funding for the 20% match. The grant term is 4 years. He provided handouts and summarized concept paper and requirements. Dick asked if the village would be interested in this grant program for the previously discussed light manufacturing/industrial building in the Industrial Park. The committee spoke of possible incubator tenants and types of businesses that may be interested in this building. (manufacturing, technology, etc.) Dick said he and his resources can help with the paperwork for the RISE grant program; yet the village will need to pull some information together. He informed the committee that there is an 80% failure rate on the application submittal, so it is very important to have all ‘ducks are in a row’. Dick said if the application is approved, he would like to see a project manager for the building in the Industrial Park. Trustee, Weis confirmed that the village would become landlords. Dick said yes and the village will be responsible and there is going to be financial and progress reporting. Dick said he can help. Trustee, Summer asked when the village would be able to sell the property (in the industrial park). Dick did not know but the grant program is a 4-year term. Dick suggested viewing the RISE program, in more detail, on the website. Trustee, Weis will be the point person for Dick to reach out to. Dick said to read through the handouts, RISE website and contact MSA. Trustee, Maloney asked next steps. Dick suggested weekly meetings to develop the concept. He will get an outline together. Russ Burford asked Dick if he has met with Siren and or Grantsburg. He briefly spoke to Siren. Russ asked if the municipality that submits the application 1<sup>st</sup>, gets the grant dollar. Dick said no but Webster has been talking about an incubator in the industrial park for a while; and now is the time to do it. Installing another solar panel for this building was discussed. Dick said this could be part of the project/program. Dick left at 2:10pm. Trustee, Weis will call Dave at MSA. Discussion continued on the incubator concept and ‘permanent’ tenants and possibilities in the industrial park. Russ thinks the biggest challenge will be what the village purposes

the building for: meeting the purpose of what the business(es) would want. Trustee, Summer spoke of what Grantsburg did and their set up and floor plans on their building. Russ said that would then be to incubate small businesses and small businesses failure rate is 25% in the 1<sup>st</sup> year, 50% within 5 years, 70-90% within 10 years. He said 500 people or less is the classification of a small business. Weis asked Russ what is the most appealing to an industry. Russ said low cost is #1: labor, rent, overhead. Then location for available transportation and available labor. Russ did say this might not be the case for an incubator business. He then said that most industrial small businesses fail due to not enough sales and distribution challenges. He spoke of his previous employment experience and how Wisconsin ranks bad in attracting business. Russ does like the idea of an incubator to attract local and regional businesses that want to be here. Russ said many businesses now are leasing vs buying land or building. Summer said we need to do something for the village to grow, and he feels it needs more industry. Russ said if the village tasks the building as light industrial not going to get plastic plant. Summer asked for clarification. Russ said for plastic injector it needs a lot of power. Summer doesn't think it would tax the grid but may need to upgrade the transformer and need to size (incubator building) appropriately. Maloney said the village needs to figure out what type of businesses it wants to attract. Summer agreed and said the largest growing industry is plastics and recovering of plastics. A committee will be formed to oversee the project and grant money.

- V. **ADJOURNMENT.** Motion was by Trustee, Maloney to adjourn the Development and Annexation Meeting at 2:30 p.m., seconded by Trustee, Summer. **Motion carried 3-0.**

Respectfully submitted,

*Debra Doriott-Kuhnly*

Debra Doriott-Kuhnly, Clerk/Treasurer

February 11, 2022

\*\*\*These minutes are subject to approval at next month's Regular Meeting.