

MINUTES FROM THE 05-23-2016 – ECONOMIC DEVELOPMENT AD HOC COMMITTEE MEETING

The meeting of the Economic Development AD HOC Committee was held on Monday – May 23rd, 2016 at Premier Community Bank – 745 Hwy. #32, Pulaski, WI. Chairperson Chris Smith called the meeting to order at 12:01 PM, and the following members were present: Chris Smith – CH, Robert Gajewski, Sam McMahon, Gloria Morgan, and Jon Syndergaard. (Also present – as per attached Attendance Sheet).

MOTION BY GLORIA MORGAN AND SECONDED BY SAM MCMAHON to approve the agenda as presented. **MOTION CARRIED.**

REPORT ON PROJECTS & PROSPECTS:

- Mary Rajek – Redevelopment Resources, introduced herself as research and marketing person on behalf of the Village of Pulaski. She described the nature of conversations and interest on the downtown corner parcel, as well as others. Also, mentioned the ongoing conversation with the representatives of the Brown County Library as per the Printery Event that was held on 02-24-2016.

UPDATE ON NORTH BUSINESS PARK SITE SEARCH THROUGH NEW NORTH AND FOLLOW UP WORKFORCE DATA PRESENTATION:

- Mary Rajek presented a marketing piece aimed at providing general information about the quantity and quality of regional workforce – (35-minute commute).
- QUESTION – Robert Gajewski – If an employer needed 40-skilled positions, how would we demonstrate our ability to fill them?
ANSWER – Mary Rajek – Described the resource available via the Regional Planning Commission across Wisconsin which includes detailed information on both numbers of laborers in existing positions per occupational category, as well as area training completions, and adjacent occupations that can quickly train-in.
- QUESTION – Chris Smith – How do we know what we have in terms of workforce? How do we keep talent?
ANSWER – Mary Rajek – Stated that it's less about "keeping graduates," and, more about ensuring they have incentive to return to the community once they have accrued training, skills, and additional disposable incomes to invest locally; also detailed data availability again.
ANSWER – Bec Kurzynske – Stated that 60% of students go to NWTC, while the next closest cohort goes to Green Bay, then Stevens Point. Students aren't going far, simply need a reason to return.

REPORT ON FRANCISCAN FRIARS PRINTERY BUILDING REDEVELOPMENT EVENT AND FOLLOW-UP:

- Mary Rajek reiterated the ongoing conversations to attract an anchor, credit tenant to the project to ensure/enhance project availability.
- QUESTION – Doug Prentice – Do we have round numbers around costs for rehab/project?
- ANSWER – Mary Rajek – Stated that Redevelopment Resources reached out to multiple A/E firms, including Hoffman, but the consensus was that the needs and outcomes required for each potential tenant makes developing this number almost impossible. Best guess on range was anywhere from \$125-\$250/square foot, depending on tenant, finishes, and remediation/HVAC needs.
- QUESTION – Gloria Morgan – Asked if Redevelopment Resources has been made aware of a potential small tenant that may be interested?

ANSWER – Mary Rajek – Stated that Kristen Fish may have made contact.

SUCH OTHER MATTERS:

- Reed Woodward indicated that he had attended a meeting with Carver Boat, that maybe adding workforce within the next year or so. The school district will be working with them, among others.
- Reed Woodward also stated that the sale of the canning factory seemed to be at a standstill, and that he had reached out to provide support from the Village of Pulaski if possible.
- Lori Stephan – Stated that Baytek games was closing the PN ski-ball factory and relocating operations to Pulaski. Three employees would be attracted, with the possibility for more hires, once the manufacturing operations were established here. Currently, Baytek is seeking additional facilities locally in the area.
- Reed Woodward mentioned that Carver may have buildings to sell, and gave the contact information.
- Reed Woodward also mentioned availability of the old shoe factory.
- QUESTION – Doug Prentice asked about health of housing market?
ANSWER – Both Lori Stephan and Chris Smith stated it was good, but slightly behind Green Bay in time-on-market. Lori also noted that three homes likely to go into foreclosure within the next few months.
- Reed Woodward – Noted that the Village approved the reactivation of the CDA Committee to build on momentum for TIF #4.

PERSON HEARD: None.

The next meeting is scheduled for – Monday – June 20th, 2016 at 12:00 PM (NOON) at Premier Community Bank – 745 Hwy. #32, Pulaski, WI.

MOTION BY ROBERT GAJEWSKI AND SECONDED BY SAM MCMAHON to adjourn the meeting at 1:02 PM. **MOTION CARRIED.**

Minutes taken by: Mary Rajek
Redevelopment Resources

Minutes typed by: Karen Ostrowski
Village Clerk

ATTENDANCE SHEET

ECONOMIC DEVELOPMENT AD HOC COMMITTEE MEETING

MONDAY - 05-23-2016 - 12:00 PM (NOON)

PREMIER COMMUNITY BANK - 745 HWY. #32, PULASKI, WI

PLEASE PRINT

	<u>NAME</u>	<u>ADDRESS</u>	<u>E-MAIL</u>
1.	Mary Rajek, ^{Redevelopment} Resourcer		mrajek@redevelopment-Resourcer.com
2.	Chris Smith		ccsmith@kw.com
3.	Sam M. Mahan		
4.	Jon Syndergaard		
5.	Reed Woodward		
6.	Bec Kurzynske		
7.	Khi Steph		
8.	Mythral		
9.	Alvin Muga		
10.	Roger Bozeczowski		
11.	Bob Hajowski		

12. Doug Prentice

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MARKET OPPORTUNITY: GREATER GREEN BAY MSA

Access to Labor, Low-Cost Land, and International Markets

Village of Pulaski, Wisconsin



Quality Labor, Quality Life.

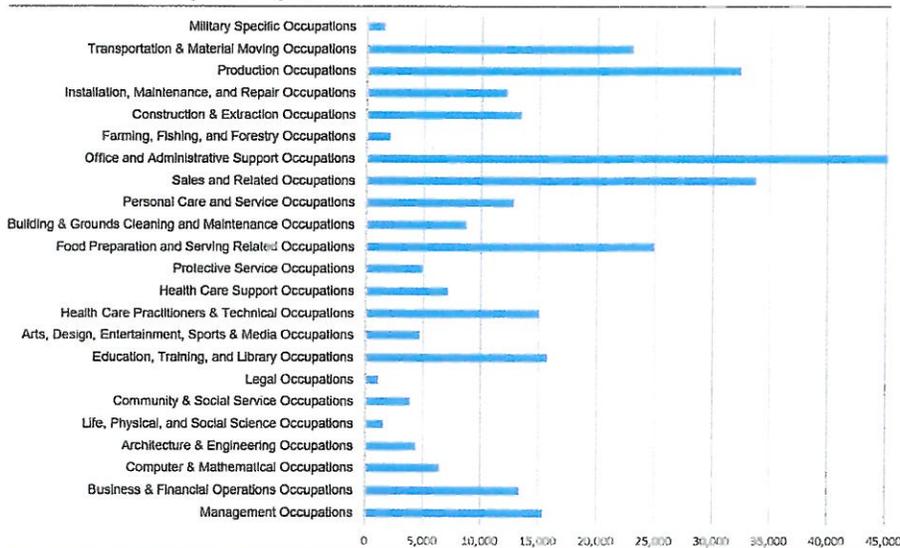
Unexpected labor resources in rural Wisconsin.

Nestled in Northeastern Wisconsin, the Village of Pulaski is the center of an approx. 35-minute commuter range for more than half a million people - an unexpected level of access to quality labor in rural Wisconsin.

This four-county region has an average labor force participation rate of nearly 69% - six points above the national average, and nearly two points above that of the State. Unemployment across the counties - Brown, Oconto, Outagamie, and Shawano - averages 5.7% - less than one point above the State overall. (2/2016, unadjusted)

Labor force expertise spans all Occupational Categories, with +/-303,000 positions. Highest occupational concentrations include Office and Administrative Support (14.86%), Sales and Related (11.09%), and Installation, Maintenance and Repair (10.64%). Transportation, Food Services, Education, Health Care and Management also represent significant Occupational Categories in the four-county region.

Number of Jobs per Occupation



International Market Access

Pulaski is located just minutes from Lake Michigan ports and rail, with near-access to WIS-29, USH-41, I-43.



Development Spotlight: Data Center Site Selection

"As we evaluated the global locations of our second corporate Tier 3 Data Center, Northeastern Wisconsin provided the most value for Kimberly-Clark Corporation. The climate advantage may be one of the most overlooked advantages...half of all the operating hours in any given year provide "free cooling."

David L. Richter, Ph.D., Vice President, Global IT Infrastructure & Operations Kimberly-Clark Corporation

Talent Partnership Highlight: Pulaski Community School District

The Pulaski Community School District includes communities from across the four-county region, and is impressive not only in its size (176 square miles), but in its commitment to preparing and training students for careers while still within the district school system. Where other districts are cutting funding for shop and similar preparatory instruction, PCSD has doubled down on investments in equipment, sought innovative funding for partnerships with area Tech Colleges and Universities, and is reaching elementary and middle school students with life skills such as Spanish Language immersion instruction. Students engage in apprenticeships, college-credit instruction and clubs in fields such as manufacturing, welding, health services, nursing, financial services, drafting-engineering/mechanical design, logistics, and business management.

Tomorrow's Talent, Today

Quality labor resources in rural Wisconsin.

While a population of more than half a million people is unexpected in rural Wisconsin, business requires more than an abundance of people; it requires an abundance of skills, infrastructure, and developable space with which to grow. The Village of Pulaski and the 35-minute commutable region has all these features in spades.

With a low overall unemployment rate in the area, your business can trust in the quality of the workforce, while individual Occupation and Industry Unemployment rates (see charts below) indicate the myriad of available talent in the 4-county commutable area.

Contact us for in-depth data on talent resources for your business, such as inter-industry skills transferability.

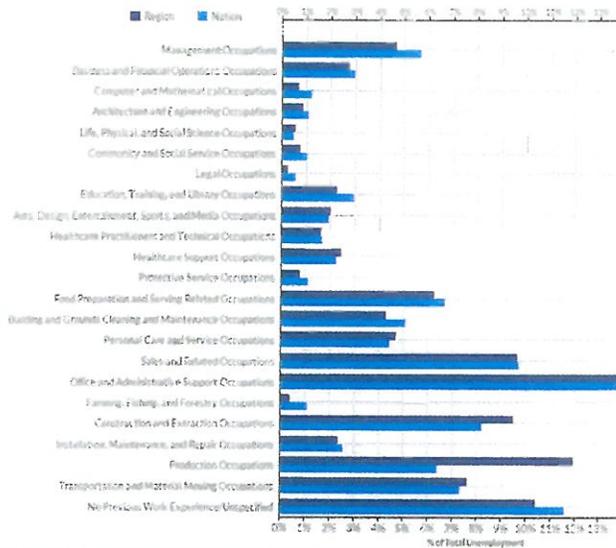
Site Spotlight: 32-Ac. Business Park

Located on Pulaski's northern border and minutes from WIS-29 via exit 242 and 247, this WEDC-identified 10 Gigabit Park is ready for development. With curbside utilities and multiple electricity providers, as well as direct access to the Mountain-Bay trail, this site boasts the location, utilities and amenities that are sought by both business and talent alike.

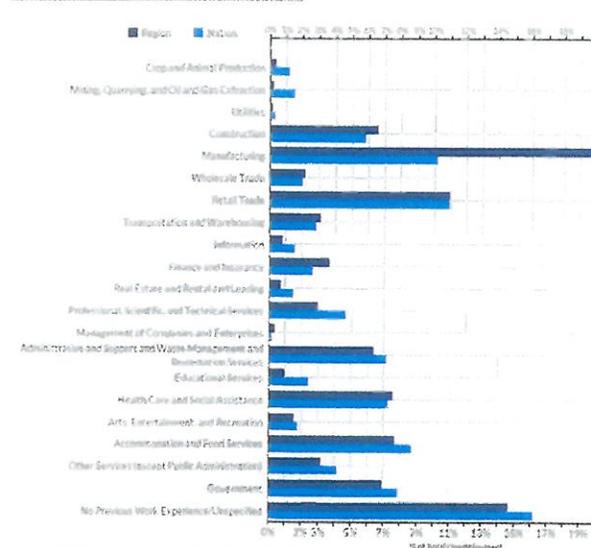
Site eligible for TIF and Job Creation incentives!



Unemployment by Occupation



Unemployment by Industry



Explore all that Pulaski has to offer - Contact Us Today!

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Reed Woodward
 Village President
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REDEVELOPMENT RESOURCES