

MINUTES FROM THE 02-24-2016 – ECONOMIC DEVELOPMENT AD HOC COMMITTEE MEETING

The meeting of the Economic Development AD HOC Committee was held on Wednesday – February 24th, 2016 at First Merit Bank – 160 East Pulaski St., Pulaski, WI. Chairman Doug Prentice called the meeting to order at 11:45 AM, and the following members were present: Doug Prentice, Robert Gajewski, Gloria Morgan, and Jon Syndergaard. Absent was Sam McMahon. (Also present – as per attached Attendance Sheet).

MOTION BY ROBERT GAJEWSKI AND SECONDED BY JON SYNDERGAARD to approve the agenda as presented. **MOTION CARRIED.**

REPORT ON PROJECTS & PROSPECTS:

- Report deferred to the next meeting.

BUSINESS RECRUITMENT EFFORT – NORTH BUSINESS PARK:

- Kristen Fish reported on the recent request for information for a site search in the North Business Park conducted by New North. Feedback received from Jerry Murphy at New North was that Pulaski was not a finalist site in the end, and New North will be providing feedback to each proposer to let them know why their site was not chosen. Will report back when that information is received.

FRANCISCAN FRIARS PRINTING BRAINSTORMING:

- Tour of the property and discussion was held for possible uses for this building.
(See notes attached for Franciscan Friars' Printing Building portion of the agenda.)

SUCH OTHER MATTERS: None.

PERSONS HEARD: None.

The next meeting is scheduled for – Monday – March 21st, 2016 at 12:00 PM (NOON) – at Cobblestone Hotel. Al Morin will host the meeting.

MOTION BY ROBERT GAJEWSKI AND SECONDED BY GLORIA MORGAN TO ADJOURN THE MEETING AT 1:30 PM.

Minutes taken by: Kristen Fish
Redevelopment Resources

Minutes typed by: Karen Ostrowski
Village Clerk

ATTENDANCE SHEET

ECONOMIC DEVELOPMENT AD HOC COMMITTEE MEETING

WEDNESDAY - FEBRUARY 24TH, 2016 - (11:30 AM - 1:30 PM)

FIRST MERIT BANK - 160 EAST PULASKI ST., PULASKI, WI

145 WEST GREEN BAY STREET, PULASKI, WI

PLEASE PRINT

	<u>NAME</u>	<u>ADDRESS</u>	<u>E-MAIL</u>
1.	Rogan Brzezowski	425 E Glenbrook Dr Pulaski	
2.	Jerry Puz	Po Box 121 Pulaski	horeyjp@net.net.net
3.	Karen Welcing	160 E. Pulaski	karen.welcing@firstmerit.com
4.	Doug Prentice		debo@alliancebuilds.com
5.	Delo Parlament	10300 Mandor Dr Depere	
6.	Goedon Black	719 JAMES CT	
7.	AK Morrison	920 Ct B	
8.	Bruce + Tammy Brzezowski		dyname@bruce.net.net.net
9.	Bob Gajewski		
10.	Chris Wood	161 POLARIS / GREEN BAY / 54302	

11. Lauree Fischer 875 Copworth Way Pulaski lafischer@pulaski.schab.org
12. Mark Heck 3558 Rolling Hill Dr. Pulaski mrheck@pulaski.schab.org
13. Pet Olejniczak 314 Bryar St Granby pet.olejniczak@granbychristopher.jaworski@wladislaw.com
14. Chris Jaworski 8753 Radthe Ln Pulaski
15. Greg Van Asten 131 W. Pulaski St vanastengph@netnet.net
16. Mary Wichmann, Fumitureland furnland@netnet.net
17. Clay Veldt Hoffman cveldt@Hoffman.net
18. VSab Rupp MCL Rupp@mc2.k
19. Emily Rogers BCL Rogers_ER@co.brown.wi.us
20. Brian Simons BCL simons-br@co.brown.wi.us
21. Curt Beyler Brown County Library beyler-cl@co.brown.wi.us
22. Naletha Burr WEDC naletha.burr@wedc.wi.us
23. Kristin Steger st BCL steger-ka@co.brown.wi.us
24. Dawn Clark NSight dawn.clarkensight.com
25. Dr. Joach Stowell of Transicon, Brown
26. Dr Andrew Brophy of " "
27. Dr John Cella of " "
28. Jon Syndergaard 195 Whimbrel Ct. Pulaski jsyndergaard@cp-center.org

29. JIM BERTLER - SOAMICO

30. Jim Gannon OFM 9230 W. Highland Park Ave
ggannon@ofm-abvm.org Franklin, WI. 53130

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February 24, 2016

Pulaski Franciscan Publishing Building Visioning Session Notes

Approximately 30 people attended the afternoon visioning session, eight attended the evening visioning session. The evening session was a continuation of the afternoon session - notes from both meetings are combined in this document.

1. History of the Building: The building's original three story section (+ basement) was built in 1941, the one story addition (+basement) was added in the 1960s. The demolition estimate was around \$400,000 - rehabilitation costs vary widely - the amount of accessibility needed for the future use will determine the cost. The first floor and basement were used for production throughout the building's lifetime, including warehouse style storage of supplies and finished product, as well as printing and production. The second floor consists of office space and the third floor consists of about 20 dormitories.
2. Tour of the Building: The afternoon visioning session group took a tour of the building, the evening session took a photo tour of the building.
3. Brainstorming of Ideas: The group took several minutes to think of as many ideas as they could for the building. Their ideas are listed here, in no particular order with a number in parenthesis after the name indicating the number of participants who had also thought of that idea.
 - a. Youth archery range (3)
 - b. Themed destination restaurant or microbrewery (6)
 - c. Senior activity center (3)
 - d. Shared work/office space (4)
 - e. PACE (Senior education) (2)
 - f. Golf course or mini golf (2)
 - g. Bowling alley (4)
 - h. Park
 - i. Technical college classroom space with dormitories (2)
 - j. Specialty college
 - k. Polish-themed store
 - l. Bookstore
 - m. Distribution Center
 - n. Indoor farm and fishery
 - o. Daycare for seniors and children (5)
 - p. Historical Society and library branch (16)
 - q. Reformatory
 - r. Wedding/Event space (7)
 - s. Retreat center (4)
 - t. Gun or target range (3)
 - u. Center for the arts / writers' workshop (7)

- v. Bed and Breakfast
 - w. Shared non-profit organization space (3)
 - x. Incubator for product development and innovation (2)
 - y. Revenue-generating
 - z. Center for children with disabilities
 - aa. Apartments
 - bb. Chamber of Commerce
 - cc. Alcohol/drug rehab program
 - dd. Promote Pulaski offices
 - ee. Youth Center (4)
 - ff. Retail shops featuring locally made items (2)
 - gg. County service center (Tri-County) (2)
 - hh. Movie theater
 - ii. Game room (2) (Billiards, arcade, go-karts)
 - jj. Spa
 - kk. Relaxation training center
 - ll. Indoor recreational complex
 - mm. Fitness center
 - nn. Agronomy center
 - oo. Swimming pool
 - pp. Senior housing
 - qq. Artist-in-residence space
 - rr. Technology bootcamp (in-residence)
 - ss. Makerspace (2)
 - tt. Computer lab
 - uu. Cultural center offering classes (in Polish, music, Polka dancing, etc.) (4)
 - vv. Dance studio
 - ww. Music center
 - xx. Coffee shop (3)
 - yy. Commercial kitchen (processed food incubator)
 - zz. Mixed-use business incubator
 - aaa. Franciscan order heritage
 - bbb. "Pilot scale" development space
 - ccc. Scientific testing of heavy scientific equipment
 - ddd. High end cheese and sausage shop (2)
 - eee. Post office
4. Generating Categories for the Ideas: After generating a large list of ideas, four volunteers came forward and volunteered to help sort the ideas into like categories. The four sorted all of the ideas into eight categories without talking. After all the ideas were sorted, we named the categories by consensus. The categories were as follows:
- a. Intergenerational Support Services
 - b. Money Makers
 - c. Community Support and Outreach

- d. Education, Innovation, Technology and the Environment
 - e. The Arts and Humanities
 - f. Social Services
 - g. Destination Businesses and Entertainment
 - h. Cultural/Learning Center
5. Ranking Ease and Impact: Before wrapping up the afternoon session, all participants were asked to vote on two things. They had to rank what the most impactful category would be and the ease of implementation. 10 ranked as the easiest to implement and the most impactful, whereas 1 ranked as not easy to implement and not very impactful.
- a. Destination Businesses and Entertainment ranked overwhelmingly as having a HIGH impact, but was ranked as a medium to low ease to implement.
 - b. The Arts and Humanities were a more mixed crowd - about half of the participants indicated that it would be easy to implement, but as far as impact goes, the score was midrange at best.
 - c. Intergenerational Care and Support Services were ranked as having a high impact, but were ranked as medium to low ease of implementation
 - d. Education, Innovation, Technology and the Environment ranked as having a high impact and having a high ease of implementation
 - e. Cultural/Learning Center was ranked very middle of the pack - participants seemed to feel that it would have some impact and that it would be somewhat easy to implement. Votes were not overwhelming.
 - f. Community Support and Outreach were ranked highly for ease of implementation, but only mid range for their impact.
 - g. Money Makers ranked very highly for ease of implementation, but poorly for impact.
 - h. Social Services ranked mid range for ease of implementation and very poorly for impact.
6. Picking Top Uses: Before attendees left, they were handed four dots to select their favorite potential uses. Participants could place all four dots on one idea if they liked it enough to do so. This was after evaluating ease and impact and seeing all presented ideas - probably the most accurate indicator of the favorites suggested and brought forward. The top ideas selected were as follows:
- a. Library (12)
 - b. Historical Society and Library (8)
 - c. Technology Bootcamp (6)
 - d. Microbrew pub/restaurant (6)
 - e. Bowling Alley (5)
 - f. Community organization space (5)
 - g. Indoor Farm/Fishery/Greenhouse (4)
 - h. Center for the Arts (4)
7. In Summary:
- a. The group initially leaned most heavily toward a library/historical society, daycare/senior center, a wedding/event space or a center for the arts/writing.

- b. When confronted with the ease and impact, the group overwhelmingly favored a Destination Business and Entertainment, Intergenerational Care and Support Services, and Education/Innovation/Technology/Environment in terms of the best impact. However, when it comes to ease of implementation, the group has the most confidence in Education/Innovation/Technology/Environment, Cultural/Learning Center and Money Makers.
- c. When casting a final vote for their top choice, the top contenders were a library/historical society, technology bootcamp, destination restaurant/microbrew pub or a space that could be used by community organizations and children.

Next steps: We will follow up with the Franciscans and see right away which options mesh with their values and which are simply not feasible. Because of the size of the property (over 65,000SF), it is likely that the development will be a combination of tenants. With this in mind, redevelopment can happen in stages.

ATTENDANCE SHEET

ECONOMIC DEVELOPMENT – VISIONING SESSION

OF THE – FRANCISCAN FRIARS' PRINTING BUILDING

WEDNESDAY – FEBRUARY 24TH, 2016

5:30 PM – TO – 7:30 PM

AT - GLENBROOK SCHOOL DISTRICT OFFICES

145 WEST GREEN BAY STREET, PULASKI, WI

PLEASE PRINT

<u>NAME</u>	<u>ADDRESS</u>	<u>E-MAIL</u>
1. Doug Prentice		doug@dougprentice.com
2. Robert Betley		Pulaski
3. Richard Kebabian		4624 So 57 th Avenue Pulaski
4. Bob Gajewski		-
5. Tammy + Bruce Brzez Kowski		dynamic tammy@netnet.net
6. Jim Resick		jhresick@netnet.net
7. Genia Morgan		glomorgan56@gmail.com
8. Larry Junte / Chris Smith		LA@NETNET.NET

AGENDA

VILLAGE OF PULASKI
ECONOMIC DEVELOPMENT AD HOC COMMITTEE MEETING
WEDNESDAY – FEBRUARY 24TH, 2016
11:30AM – 1:30 PM
FIRST MERIT BAN K
160 EAST PULASKI STREET
PULASKI, WI

1. Call the meeting to order
2. Roll Call Attendance
3. Consider to approve the agenda as presented
4. Report on Projects & Prospects
5. Business Recruitment Effort – North Business Park
6. Discuss possible future uses for the Franciscan Friars' Printing Building and a tour of the property. (This building is across the street from First Merit Bank).

PLEASE NOTE THAT THERE WILL BE AN EVENING MEETING FOR THE GENERAL PUBLIC – FROM 5:30 PM TO 7:30 PM AT THE SCHOOL DISTRICT BUILDING – (GLENBROOK SCHOOL) – 145 WEST GREEN BAY ST. – PULASKI, WI – AND WILL INCLUDE A PHOTO TOUR ONLY.

7. Such other matters as are authorized by law
8. Persons desiring to be heard
9. Schedule the next meeting
10. Adjournment

February 19th, 2016

Karen Ostrowski
Village Clerk

A QUORUM OF THE PULASKI VILLAGE BOARD MAY BE IN ATTENDANCE AS PER WISCONSIN STATE STATUTE 19.89. ALTHOUGH, THE ABOVE MUNICIPAL BOARD MAY BE IN ATTENDANCE, NO FORMAL ACTION WILL BE TAKEN BY THE PULASKI VILLAGE BOARD.

ANY PERSON WISHING TO ATTEND WHO DUE TO DISABILITY REQUIRES SPECIAL ACCOMODATIONS SHOULD CONTACT THE VILLAGE OF PULASKI AT (920) 822-5182 PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Invitation to Open House/Visioning Session Franciscan Friars' Printing Building in downtown Pulaski, WI



We need your help! Your thoughts are important to the community as we brainstorm how to repurpose and preserve a landmark in Pulaski. The Franciscan Friars are allowing us to gather community input on possible future uses for the former Printing Building on East Pulaski Street. We drive past this beautiful building every day and now here is your chance to provide thoughts on its potential future life in Pulaski.

Please attend at community brainstorming session with other stakeholders like you who have made investments in Pulaski and might have an idea or two about how the community can support a new use for this architectural and Village treasure.

Wednesday February 24, 2016

11:30 am – 1:30 pm, (lunch will be served)

Meeting at First Merit Bank, 160 E. Pulaski St.

Tour of the building with the Franciscan Friars

RSVP to Kristen Fish, at kristenf@villageofpulaski.org or call 715-581-4339.

A session for the general public will be held the same day in the evening. The evening session will feature a photo tour instead of an actual walk-through of the building.