



**Building & Facilities Meeting & Economic Development Advisory Committee
May 7, 2019
Minutes**

The meeting was called to order at 10:30 a.m. by Chair Jim Servais of Building and Facilities and Chair Kevin Larson EDA Committee.

Members present Building & Facilities - Glenda Sullivan, Jim Servais, Roger Call, Shawn Redington and Eric Evenstad. **Members present EDAC** – Kevin Larson, Mary Bringe, Paul Larsen, Justin Running, Steve Holte and Rod Ofte.

Others in attendance: Ron Hoff, Phil Hewitt, Karen Mischel, Sarah Grainger, Diane McGinnis, Christine Dollhausen, Tim Hundt, Kurt Muchow, Dennis Brault, Ole Yttri, Nate Torres and Gail Muller.

1. Call to order, 10:30 A.M.

2. Roll call/Introduction of visitors by Committee Chair.

3. Affirmation of proper public notice of meeting.

4. Review & approve minutes of last meeting, April 26, 2019.

Motion by Servais, second by Bringe to approve the minutes as written. Motion carried.

5. Annexation of Portions of the County Farm and Vernon Manor Property to City of Viroqua

McGinnis stated the Broadcaster failed to publish the legal notice on May 3, 2019 and apologized. The Broadcaster stated they will publish it on May 10, 2019. The County made all the requirements to have it published and it was the Broadcasters error. Larson stated the process is moving forward.

6. Intergovernmental Agreement Update

Muchow stated the Intergovernmental Agreement is moving ahead on schedule. The Term is for TID #7 for a twenty year agreement, and could then be extended. Muchow stated this could be considered a Gateway Business Park for all types of businesses. Land sales terms and zoning options still need to be worked out and will need appraisals. Muchow stated the value should be set prior to the first sale of land and be uniformed as in a development agreement and determine what type of business are preferred. There could be a seven person committee. County would have 3 members on the commission, City would have 3 members on the commission and have one at large member to work with the Economic Development Committee. Muchow stated there will be two access point roads to Highway 14. Brault asked Hoff to find out what percent of County Board members vote needed for land sales. The committees discussed the budget.

7. Appraisal Process for Sale of County Land

Call stated he has contacted appraisal firms. Midwest Professional Appraisal is booked six weeks out and the cost approximately \$3,000. Midwest Appraisal Group is approximately \$3,000 also. Precision Appraisal cost is approximately \$4,000. Larson asked who is responsible for the utility costs and was told

it was not determined at this time. Paul Larsen stated he has worked with all three appraisal firms and was satisfied with all three. Paul Larsen asked if the height of the buildings would be a problem from airport restrictions and was told it should not be an issue. It was discussed who should pay for the appraisal and was decided that the County will pay for the appraisal from the Farm budget. Motion by Call, second by Redington to use Midwest Appraisal Group for appraisals up to \$5,000 cost. *Building and Facilities approve appraisal.* Motion carried.

8. Other Business

Larsen feels the County needs the ability to sell land to all entities. Brault stated on July 2, 2019 there will be a special County Board meeting to move the process forward. Granger stated soil borings will be starting soon.

The next meeting is scheduled for June 18, 2019 with Buildings & Facilities and the EDAC Committee at 9:00 a.m. in the County Board room of the Courthouse Annex.

9. Adjourn

Motion by Bringe, second by Running to adjourn at 11:55 a.m. Motion carried.

Minutes submitted by

Ron Hoff – County Clerk’s Office