

**Green County Development Corporation Board Notes**  
**June 7, 2018**  
**Twisted Tree Eatery, Monticello**

1. **Attendance:** John McNeil (Big Radio), David Mosher (Mosher & Associates), Richard Thoman (AmericInn/County/City of Monroe), Phil Rath (City of Monroe), Sam Liebert (City of Monroe), Mike Sanders (Monroe Clinic), Nikki Matley (Thrivent Financial), Joe Hunter (Colony Brands), Matt Urban (Blackhawk Technical College), Ron Schaaf (Bank of New Glarus/Sugar River Bank), Art Carter (Green County Board Chair), Brock Waterman (Small Business Development Center – SBDC), Kristi Smith (SBDC), Cara Carper (Green County Development Corporation).
2. **Welcome to Twisted Tree Eatery by owner Cherri Bell:** Cherri thanked the board for hosting their meeting at Twisted Tree, gave a little of her background and her plans for the restaurant.
3. **Call to Order:** President Nikki Matley called the meeting to order at 7:40 am.
4. **Welcome of Guests:** No guests were present.
5. **Community Roundtable/Partner Reports/Board member Business for the Good of the Order:**

*Joe Hunter (Colony Brands)* – No report.

*Mike Sanders (Monroe Clinic)* – The exterior walls will soon be up on the construction project. They expect to be using part of the new building by June/July 2019 (ahead of schedule) and then renovating the Clinic.

Tuesday, June 12 is the Annual Mini Golf for Hospice Fundraiser. It starts at 4 pm - A "Little Golf" begins at Swissland Miniature Golf Course, New Glarus. Appetizers will be served. Then at 6:30 pm - Dinner at the New Glarus Hotel - Dinner highlights include a live and silent auction, as well as a video presentation about the impact of hospice care on a local family. Tickets are still available.

*David Mosher (Mosher & Associates)* – The Village of New Glarus has a façade improvement grant that he is using on his building. They are excited to be using Katherine May (Deb Carey's daughter) as their architect. Beer Bacon and Cheese festival is this weekend in New Glarus. It has been an unbelievable success. New Glarus Chamber has spent \$45,000 in marketing New Glarus.

Dave also wanted to publicly thank Marv Rufi who owns the building on the southwest side of the Square (across from the former parking ramp site) where the Monroe Youth Center will be housed. Monroe Kiwanis, Women's Club and Optimists have all committed seed money to the project. There is a real need for a gathering place for youth.

*Ron Schaaf (Bank of New Glarus)* – The Monroe Branch has hired Jean Sinkule as their manager. Sharon Wedig will be moving to the New Glarus Branch.

*John McNeil (Big Radio)* – Current Spotlights on Green County feature Kristi Smith and Brock Waterman from SBDC. John completed his 19<sup>th</sup> year of broadcasting from Breakfast on the Farm. Big Radio has been covering state tournaments.

Stop by the Green County YMCA on Monday, June 11 from 5-7 pm for Tube Steak and Blues. Big Radio will be there.

*Art Carter (County Board Chair)* – The new Government Services Building is coming along. They expect to move in the second week of September (or the 4<sup>th</sup> week because of Cheese Days). They will have more than 100 window air conditioners to give away. They are considering giving tours of the tunnel before demolition. The county expects to save 50% on maintenance costs with the new building. The county is also working on a wage study.

*Matt Urban (Blackhawk Technical College)* – Matt attended the Monticello Chamber meeting and the Chamber board is overwhelmed and needs administrative support. Matt is on the committee to look into solutions. Father's Day weekend is the 32<sup>nd</sup> Annual Balloon Festival. He is pleased coordinator Nick Faessler from ARC has everything under control.

*Richard Thoman (Green County/City of Monroe/AmericInn)* – The first Concert on the Square is tonight with the band Bella Cain.

*Phil Rath (City of Monroe)* – There is a hearing next week on moving forward with TID 9. The hearing is during the Plan Commission meeting Wednesday, June 13 at 5 pm at City Hall Annex.

*Sam Liebert (City of Monroe)* – The City of Monroe Zoning Ordinance Rewrite Open House is scheduled for Thursday, June 14 from 5:30-7 pm at the Behring Senior Center. Learn about land use and development issues addressed in the new Zoning Ordinance, including mixed use buildings, building design standards, signage, design review and landscaping. This is a great opportunity to ask questions.

Monroe was recently granted an Economic Opportunity Zone. (An Opportunity Zone is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation authority to the Internal Revenue Service.)

Opportunity Zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains until the earlier of the date on which an investment is sold or exchanged, or December 31, 2026, so long as the gain is reinvested in a Qualified Opportunity Fund. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor would be eligible

for an increase in basis equal to the fair market value of the investment on the date that the investment is sold or exchanged.

Monroe City Council has greenlighted an update of the Redevelopment Authority (RDA). They will be creating new bylaws and redevelopment districts. If you live in the City of Monroe or own property in Monroe and would like to join the RDA Committee, let Phil or Sam know.

*Nikki Matley (Thrivent Financial)* – Jacob’s SWAG will be using Generosity Day (July 28) to do a farmer appreciation. Please stop by this booth (and many others) and help make bags for farmers.

*Art Carter (Green County Board Chair)* – Green County will be getting a new ag agent. The advertisement is posted. Art hopes the person will be hired in July. The Green County Ag Agent will have a dairy emphasis. The new Lafayette County Ag Agent will have a crops and soils emphasis. Haley Jordan is the new Family Living Educator and she is working with businesses to help farmers in distress. She recently provided a training and has materials for businesses to provide resources to farmers and their families.

- 6. Approval of Agenda, Minutes and Financials (April/May 2018)**  
Motion by Dave Mosher, second by Matt Urban. Motion approved.

- 7. Update on Green County Revolving Loan Fund**  
Cara provided a written update in her report. The board discussed the situation. Phil Rath mentioned the City of Monroe may look into creating a local Revolving Loan Fund through the RDA. Ron Schaaf suggested local banks may be interested in funding a local Revolving Loan fund through the county. Cara will get working on this.

- 8. Green County Entrepreneurial Development Program Update, Brock Waterman and Kristi Smith (SBDC)**  
Brock and Kristi discussed the progress that has been made in providing services to current and start up businesses in Green County. They provided information on their metrics and how many had already been completed for 2018. A board member asked about “typical” clients. Kristi said she has been serving a wide variety of businesses: restaurants, small retail, farms (direct to customer), community based retirement facilities, succession planning. Brock laid out plans for an Entrepreneurship Training Program that will begin in Green County in September. This will be an intense 8-week training on Tuesday nights, 6-8:30 pm.

- 9. Staff Update**  
Cara provided a written report and reminded board members that she will be out of the office June 14-July 2. Mary Jane will be out of the office June 25-29, so the office will be closed. Summer intern Noah Thompson will begin at the GCDC office on July 2 (full time into August).

- 10. Next Meeting:** The next meeting will be Thursday, July 19 at CECOR in Belleville.

11. **Adjourn:** Motion to adjourn by John McNeil, second by Richard Thoman. Motion carried. Meeting adjourned at 8:52 am.