

TO: COMMUNITY DEVELOPMENT AUTHORITY & COMMUNITY DEVELOPMENT COMMITTEE
FROM: CLERK/TREASURER
SUBJECT: ECONOMIC DEVELOPMENT STRATEGIC PLAN IMPLEMENTATION
DATE: NOVEMBER 21, 2017

NEXT 28 DAY CHECK LIST: - November 21, 2017 to December 31, 2017

ID	IC1 Ready 17 acre industrial site (333 Portland Rd) for reuse	Notes	Status
IC1.1	Receive appraisal report and phase 2 site assessment report		Completed
IC1.2	Seek friendly condemnation or appraisal based acquisition		Completed
IC1.3	Identify two partners to market property	Met with Nick Keys of Dickman Real Estate; Griffin and Dow interested in some property	10% done
IC1.4	Assemble marketing material for property	Task: work with all parties to arrive at highest, best site reuse.	0% done
IC1.5	EPA to carry out site remediation	EPA removal action beginning 12/4/17 working into Jan/Feb	5% done
IC1.6	Submit and execute building demolition using WEDC grant	Grant is 50% match,	10% done

ID	DO1 Draw customers downtown with effective, creative signage.	Notes	Status
DO1.1	Distribute 2017 façade grant & interior build-out grant to all eligible businesses	No pending applications	Completed
DO1.2	Follow-up with phone calls to downtown businesses on interest in effective, creative signage highlighting grant opportunity	Challenge: translating sign investment into increased sales. Neitzel has updated hardware sign	5% done

ID	DO3 Fill vacant downtown spaces with interim phase of art work in windows.	Notes	Status
DO3.1	Connect Maureen Giese with property owner(s) (art work phase)	Sue Moe contacting artists and building owners.	??
DO3.2	Create a annually updated downtown vacancy	Distributed 2/21	Completed
DO3.3	Outline two programs for CDC-CDA, Council consideration based upon Canadian model and leveraging fiber optics	(1) Graduated rents. (2) Incentivized fiber to the facility; Charter provides cost estimates for fiber build-out; 123 S. Monroe low at \$16k; outreach to Lee Columbus. Lee Columbus not interested. But will review any proposal from prospective buyers for his building.	(1) Draft requires property owner buy-in (2) Quest team cost estimate Completed

ID	DO5 Redefine downtown as a family friendly commercial destination.	Notes	Status
DO5.1	Take out newspaper ads for market champion (CDA expense)	Ad in papers 3/30	Completed
DO5.2	Pursue market manager recruitment as directed by CDA-CDC	Complete organization documents with Nicki Tuttle	Completed
DO5.3	Build contact database with subset "downtown stakeholder" Seek stakeholder input for achievable DO5 items	Delayed rollout	50% done

ID	ORG1 Engage residents with expanded online presence.	Notes	Status
ORG1.1	Build MailChimp contact database with 500 current email addresses [residents, home builders, developers, realtors & media]	Need to ID project helpers	50% done
ORG1.2	Publish 2017 digital promotional items.	Growing FB contacts weekly	On-going

ID	HOU1 Incentivize new home construction.	Notes	Status
HOU1.1	Feature FYPH 2018 in Jan/June digital promotional	Use tool in ORG1.1 to promote	25% done

ID	HOU1 Incentivize new home construction.	Notes	Status
HOU1.2	2 nd FYPH 2018 digital promotion	Extended by Council to 2018 2018	5% done

ID	2016A Construct 2015 CDA-CDC concept plan for 203 East Madison Street. – 2016 Add-on project	Notes	Status
2016a.1	Conference call with US Dept. of Ag and WisDOT on grant options.		Completed
2016a.2	One funding application submitted	No solid grant leads at this time.	On going
2016a.3	Kunkel Engineering plan & implementation of riparian phase.	Riparian improvement phase approved by City Council with match dollars; completed in November.	Completed

ID	2016B Complete Foreign Trade Zone #41 feasibility study – 2016 Add-on project	Notes	Status
2016b.1	Weekly intern status updates	Few surveys returned.	Recurring
2016b.2	Facilitate intern meetings with local businesses	12 of 200 surveys returned. Not enough to generate a comprehensive report. Gisela is evaluating. May generate report with just background info.	50% done

ADDITIONAL NOTES SINCE LAST TIME:

1. IDLE SITES GRANT. Need additional project to leverage private sector investment at or near former printing plant site. Council approves grant award to Craig Ellsworth owner of Waterloo Tech Center for \$100,000 in funding from this funding source for interior improvements to ensure that ASCEND continues to grow jobs in Waterloo.
2. PROJECT SHANNY SITE. I walked the site with the principal for this project. Multiple Jefferson County sites under consideration.