

**City of Elkhorn
Economic Development Ad Hoc Committee**

Minutes

7:30 AM Thursday, December 19, 2013

Elkhorn City Hall, 1st Floor Conference Room 9 S. Broad St Elkhorn, WI 53121

I. Call to Order

The Elkhorn Economic Development Ad Hoc committee was called to order at 7:33 a.m. by committee chair Mike Van Den Bosch.

II. Roll Call

Present: Mike Van Den Bosch, Hoss Rehberg, Tom Myrin, James Duquette, Chris Clapper, John Henderson
Excused: Ian Van Handel, Tom Jensen

III. Public Comments

None

IV. Approval of the Minutes from the November 21, 2013 Meeting

Motion (Clapper/Duquette) to approve the minutes of the November 21, 2013 Economic Development Ad Hoc Committee Meeting as presented. Motion carried.

V. Report by Industrial, Commercial, and Residential Assets Groups

John Henderson joined the meeting at 8:00 a.m.

James Duquette, and Hoss Rehberg of the residential group reported that there are a variety of available vacant lots in Elkhorn ranging from \$60,000-\$400,000, with future planned developments in the works. According to a recent search of available homes on the market, Elkhorn has roughly 50 homes for sale, with additional vacant land available in Elkhorn-West, lots behind Sunset Park, East Market Street, and Whispering Pines. In the \$200,000-\$300,000 range, there are vacant lots at Stonegate and Hazel Ridge. Belinski Homes possesses a few lots in the \$100,000-\$200,000 range, and the Roger Wolfe development is very large and has potential. The residential group felt that citizens are looking for convenience. In regards to the home rental market, quality is limited in relation to houses. If a tenant is willing to spend \$1,500+, it expands their options in the home rental market. Apartments are decent. Lastly, the group felt that foreclosure market in the city has pretty much dried up.

Chris Clapper and Tom Myrin of the Commercial Group reported that there are commercial vacancies in Elkhorn, both in buildings and vacant lots. With the recent demolition of the Two Seasons bowling alley, more commercial property has been opened up for development. Hoss Rehberg mentioned that there is a need for the group to focus on finding the developer(s) to work on the commercial side of expansion and development; retail development, especially on the south side of the city, where there is very little retail. Other potential development leads mentioned include: working with owners of properties to come up with a development/expansion plan, and examining actual land use. The group reported on the vacancy issue in relation to downtown development, shortage of quality first-floor office space, and Lincoln Street traffic issues.

John Henderson reported on behalf of the Industrial Group, mentioning that there are few vacant lots. There are virtually no vacant industrial facilities available either. John mentioned that a lack of multi-tenant industrial facilities limits the options for small and growing companies that need industrial space (5,000-10,000 square

feet each). Henderson mentioned that Elkhorn needs to start planning for the next phase of industrial development in the City, and mentioned the possibility of the City taking over ownership of the land that is currently considered the "Tasch Development", which is located on the west side of HWY 67, across from the current business park. Infrastructure is in the ground, and there are roads throughout the property, making it a relatively turn-key type of development for the city.

The entire group mentioned the need to address the overwhelming perception that Elkhorn is too difficult to work with, and isn't worth talking to for developments, when Lake Geneva and Delavan are so close.

VI. City of Elkhorn 2030 Comprehensive Plan – Chapter 6 – Economic Development Component – Discussion

Mike Van Den Bosch reported that the rewrite of Chapter 6 is coming along nicely. Many of the items brought forward from the working groups will be included in the City's SWOT analysis. The next sections that will be updated are the SWOT, and economic development tools. Following those updates, the group will start reviewing the current goals, objectives, policies and action plans to make changes and set a list of projects that the committee will be undertaking moving forward. Mike anticipated that the committee would be addressing that section at the February meeting, although discussion may start at the January meeting.

VII. Presentation to the City Council at the January 6 2014 Council Meeting

Mike Van Den Bosch informed the committee that he and Tom Myrin will be presenting an update on what the committee has done since its formation at the Council's January 6th meeting. A draft report will be completed in the next few days and shared with the committee members to comment on before it is forwarded to the City Administrator for inclusion in the council agenda package.

VIII. Future Agenda Items

Chris Clapper mentioned that she was able to connect with someone from TDS that has volunteered to come in to speak to the committee about data infrastructure, requirements for installation, future plans for Elkhorn, and local capacities. Mike Van Den Bosch mentioned that the Greater Whitewater Committee would like to come to a meeting in 2014 to discuss the Highway 12 EIS and future expansion plans for the highway. Better communication between the communities and a shared vision will help to make the project a reality at some time in the future.

IX. Adjourn

Motion (Clapper/Jensen) to adjourn at 8:35 a.m. Motion carried.

Respectfully submitted,
Mike Van Den Bosch, Executive Director, Walworth County Economic Development Alliance