



Bayfield County Administrator

117 E 5th Street, PO Box 878, Washburn, WI 54891

Ph: 715-373-6181 Fx: 715-373-6153

Mark Abeles-Allison, *County Administrator*
Kristine Kavajecz, *Human Resources Director*
Paige Terry, *Clerk*

BAYFIELD COUNTY AD HOC BUSINESS PARK PLANNING COMMITTEE

Cole Rabska Marty Milanowski

Ken Disher (subject to board appointment) Mark Abeles-Allison Leo Carlson

Preston Mikula Jake Hipsher

Dear Committee Members:

This letter is written to inform you of the Bayfield County Ad Hoc Business Park Planning Committee Meeting scheduled for **Wednesday August 10, 2022, 1:30 p.m.** This will be a REMOTE meeting. Please use the information below to connect via phone or video. If you have questions or need assistance, please contact Mark Abeles-Allison at 715 373-6181 or mark.abeles-allison@bayfieldcounty.wi.gov

Join Zoom Meeting

<https://us02web.zoom.us/j/84324789481?pwd=VXF6empmdDdZWmxwMGkzTFk5cUhfQT09>

The agenda for this meeting is as follows:

Notice is hereby given that a majority of the Bayfield County Board may be present at the meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the Bayfield County Board pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N.W.2d 408(1993), and must be noticed as such, although the County Board will not take any formal action at this meeting.

AGENDA

1. Call to Order
2. Public Comment
3. Minutes from May 11, 2022.
4. Discussion Regarding Business Park Master Plan Revisions Review
5. Discussion Regarding RFI Application Update for Site Selector and WEDC Pilot Program
6. Discussion and Possible Action Regarding Incoming Business Proposal

7. Discussion and Possible Action Regarding Hwy 137 and State Farm Road Sign
Quote from Copy That
8. Adjournment, next meeting, _____

Should you have any questions in the meantime, please contact Cole or me.

Sincerely,

Mark Abeles-Allison
Bayfield County Administrator

MAA/pt

Any person planning to attend a Bayfield County meeting that has a disability requiring special accommodations should contact 373-6100, 24-hours before the scheduled meeting, so appropriate arrangements can be made.

cc: Bayfield County Board of Supervisors
The Daily Press, via fax
The County Journal, via fax

Mark Bugher; mdbugher@wisc.edu
Jim Hagstrom; jim.hagstrom@mirusbio.com



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Minutes of the:
Bayfield County Ad-Hoc Business Park Planning Committee
Wednesday May 11th, 2022 – 1:30 p.m.
Meeting Held Remotely

BAYFIELD COUNTY

AD HOC BUSINESS PARK PLANNING COMMITTEE

Cole Rabska, *Chair*

Mike BeBeau

Mark Abeles-Allison,

Marty Milanowski, *Vice-Chair*

Leo Carlson

Preston Mikula

Jake Hipsher

1. Call to Order:

The Bayfield County Ad Hoc Business Park Planning County was called to order at **1:30 p.m. by Abeles-Allison.**

A roll call was taken by Abeles-Allison, as follows, present: Marty Milanowski, Cole Rabska, Mark Abeles-Allison, Leo Carlson, Preston Mikula, Jake Hipsher. Absent: Mike BeBeau. Total: 6 present, 1 absent. A quorum was present to conduct business.

Also present: *Clerk III*–Paige Terry

2. Elect Chair and Vice Chair:

Committee Member Milanowski nominated Cole Rabska to serve as Ad Hoc Business Park Planning Committee Chair, Abeles-Allison seconded the motion. Abeles-Allison asked twice for other nominations. No other nominations were made. Motion carried, 6-0, 1 absent.

Chairman Rabska nominated Marty Milanowski to serve as Ad Hoc Business Park Planning Committee Vice-Chair, Carlson seconded the motion. *Chairman* Rabska asked for any other nominations 3 times. No other nominations were made. Motion carried, 6-0, 1 absent.

3. Public Comment: None

4. Minutes from June 9, 2021:

Motion by Milanowski, seconded by Hipsher to adopt the minutes of the June 9, 2021 Bayfield County Ad-Hoc Business Park meeting as presented. Motion Carried.

5. Update on Newest Tenant: KV Tech:

Rabska reported that KV Tech is anticipating being done with construction July 2022 and would like to postpone any ribbon cutting ceremony until August to make sure the project is completed. KV Tech has experienced delays obtaining parts for the main electrical panel, but the plumbing, HVAC, and electrical work are all close to being completed. Insulation and drywall installation is scheduled to begin the upcoming week. Rabska informed the committee that there is a gas line present near the Town of Eileen town hall that runs along the edge of the road towards the KV Tech lot and Abeles-Allison shared an aerial map with the committee to view where the gas line runs.

Abeles-Allison reviewed a map of the business park with the committee and all of the businesses that currently exist within the park. Rabska reported that Seth Keifer recently purchased Superior Sauna from Chuck Porter and that the new owners have no current plans for mass expansion but are planning to expand within the building's footprint. Abeles-Allison suggested the potential for a new construction facility to be added to the business park that would assist with building and transporting modular homes or other workforce housing.

6. Sign Project Update:

Rabska explained that he has repeatedly tried contacting Jason Ronning with Prime Time Signs but has not been able to successfully reach him and make progress on the project. Rabska suggested reaching out to Graphic House to get an updated quote as a secondary plan in case he is unable to connect with Ronning.

7. Business Park Incentive Offerings:

Rabska informed the committee that multiple business owners have inquired about incentives for purchasing property to the business park and explained that Washburn County EDC offers plowing for businesses as an incentive. Rabska asked Abeles-Allison if the permit fees businesses are required to pay could be waived as an incentive. Abeles-Allison replied that the fees could potentially be waived. Discussion took place regarding the impact that incentives may have on new businesses looking to move into the business park. Committee members agreed that incentives may be more impactful on a case-by-case basis. The committee discussed financial incentives and financial assistance being offered to new businesses in the area.

8. Xcel Storage Yard Plan and Timeline:

Abeles-Allison confirmed that Xcel intends to move out of the lot in 2023. Abeles-Allison informed the committee that Bayfield County is currently in discussion regarding the requirement that Xcel must remove all of the materials that they have placed on the lot and stated that leaving the materials may prove beneficial to a business that moves in afterwards.

9. *The Committee may entertain a motion to move in and out of Closed Session pursuant to §19.85(1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:*

Motion by Milanowski, seconded by Mikula to enter into Executive/Closed Session at 2:08 p.m. Motion carried, 6-0, 1 absent.

The following were allowed to remain in closed session: Paige Terry, Clerk III.

Discussion took place regarding a possible land purchase.

There being no further business to conduct in Executive/Closed Session, a motion was made by Abeles-Allison, seconded by Milanowski to return to Open Session at 2:26 p.m. Motion carried, 6-0, 1 absent.

Open Session;

Abeles-Allison reiterated that the county is currently facing difficulties with affordable housing and employment and asked the committee if the committee should position itself for changes that may impact the county in the future. The committee discussed the need for workforce housing/affordable housing throughout the county and how this may impact the future of the business park. No decisions were made.

10. Adjournment, Next Meeting: July 13, 2022 at 1:30 p.m.

There being no further business to come before the Bayfield County Ad-Hoc Business Park Planning Committee, *a motion was made by Milanowski, seconded by Carlson to adjourn the meeting at 2:38 p.m.*

Respectfully submitted,

Paige Terry

Paige Terry, *Clerk III*
Bayfield County Clerk's & Administrator's Offices