

CITY OF RICHLAND CENTER

AGENDA ITEM DATA SHEET

Agenda Item: WEDC Community Development Investment Grant Award Update and Moratorium

Requested & Presented by: Jasen Glasbrenner

Meeting Date: Finance Committee and Common Council on 07-01-2025

WEDC Community Development Investment Grant Award Update: In February 2025, the Common Council passed Resolution 2025-2 authorizing the submission of a Wisconsin Economic Development Corporation (WEDC) Community Development Investment (CDI) Grant application in support of Wild Honey Collective, LLC and their renovation of the former Gables building at 212 N Main Street. As of June 17, 2025, WEDC officially approved the grant in the amount of \$230,270. This represents a significant investment in downtown revitalization and supports a business dedicated to wellness-oriented food and community space.

WEDC Community Development Investment Grant Moratorium: In March 2025, due to program changes at the state level, the Common Council approved a moratorium on future CDI grant application processing. The WEDC had reduced the City's eligibility from two grants per year to one for the next three to five years. Given this limitation and the pending hotel development timeline, the Council voted to pause new applications until a firm commitment is secured from a hotel developer or until July 1, 2025, whichever occurs first:

10. **Community Development Investment Grant Program Update and Future Selection:** Director Glasbrenner announced an update to the Community Development Investment (CDI) grant program, reducing the eligibility from two grants per year to one for the next three to five years necessitating a strategic reevaluation for the City. Given the uncertainty surrounding the hotel project's timeline, the Finance Committee reviewed current community projects and recommended a temporary pause on the program. Motion by Alderperson Cairns to approve the imposition of a moratorium on CDI grant application processing until a firm commitment is secured from a hotel developer or until July 1, 2025, whichever occurs first. Second by Alderperson Tepley. Motion carried 8-0.

Department Recommendation: The Department of Economic Development seeks direction on whether to extend the current moratorium on new Community Development Investment (CDI) grant application processing or to reopen the application window. With WEDC confirming that Richland Center remains limited to one CDI award per year for the foreseeable future, the decision impacts how remaining grant opportunities are prioritized.

The original purpose of the moratorium was to preserve flexibility in the event of a firm hotel development commitment. While a commitment has not yet been secured, other eligible projects continue to progress and may meet WEDC funding criteria in the near term.

Option 1: Motion to extend the moratorium on accepting or processing new Community Development Investment (CDI) grant applications until the financial analysis of the proposed hotel development has been completed.

Option 2: Motion to lift the moratorium on Community Development Investment (CDI) grant applications and resume accepting proposals for eligible redevelopment projects, subject to WEDC funding availability and City review.

Requested Action:

Finance Committee: Motion to recommend to the Common Council *[Insert Selected Option]*.

Council: Motion to approve *[Insert Selected Option]*.