

**Village of Spring Valley, Wisconsin
Municipal Development
January 18, 2022**

The meeting was called to order at 9:00 a.m. by committee Chair Lukes

Members Present: Lukes, Erickson, O'Connell, Emerson

Members Absent:

Motion (Erickson/O'Connell) to approve 1/10/2022 minutes. Carried.

Motion (O'Connell/Erickson) to approve the agenda. Carried.

1. Seth Hudson, Director of Economic Strategic Development at Cedar Corporation met at committee request to see what needs the Village has for housing, rental units, low income, single level senior, etc. Greg Adams noted our long-term planning is 10 years old and could be out of date with the changing housing cycles. In general, municipalities are not building enough entry level and retirement homes. Developers want to know what land we have, how it's zoned, and what we need. We can get a housing study, then determine how best to market to developers. Companies are moving to the houses because they need workers. People don't want to move they want to work where they live. Young adults today are "gig workers" and will change jobs seven times in their lives. They are tied to a lifestyle, not a job or town. We need to find our census data, what is the annual income average of our residents? Seth will send a housing study example from Wapon. We can look at marketing, land, study, developer, etc. and remain flexible.
2. Extending TID 2: There are programs to extend the life of the TID, needs to be done by expiration date of July 5, 2022. Seth can do a TIF presentation for the board. We will look at this after the April election. Ehlers will review our TID.

Motion (O'Connell/Lukes) to adjourn 10:25 a.m. Carried

Respectfully Submitted

Luann Emerson, Clerk