

MEETING MINUTES LANGLADE COUNTY ECONOMIC DEVELOPMENT BOARD

Monday, August 18, 2025

Members Present: Tammy Walrath, Thomas Bauknecht, Warren Wagner, Fred Westphal, Sarah Koszarek, Andrew Hessedal, Steve Maier, Mike Jaje, Chad Matuszewski

Members Present by Conferenced:

Members Excused: Tim Kassis, Joel Zalewski

Others Present: Angie Close, Keri Beck, Brenna Osborne

Meeting was called to order at 4:15 p.m. by President Tammy Walrath.

Introductions: Introductions were given.

Public Comment: Osborne gave a testimonial on her experience taking the Entrepreneurial Training Program and how her focus has changed. She pitched her business at the Wisconsin Tech Council and is now being nominated for an award. She is working with Langlade County Tourism capturing the County of Trails' outdoor recreation and events. Osborne is working with LCEDC on starting a Toastmasters International Club to Langlade County.

Approve the Minutes of previous meeting (05/19/25): Motion by Wagner, second by Bauknecht to approve the minutes from May 19, 2025. All Ayes. Motion Carried.

Consent Agenda: Motion by Bauknecht, second by Wagner to approve the Consent Agenda. All Ayes. Motion Carried.

Closed Session: At 4:24 PM, motion by Maier, second by Koszarek, to move into closed session pursuant to Wisconsin Statutes Section 19.85 (1) (E), to review a Langlade County Economic Development Loan Fund Request, review current Revolving Loan Fund status and to review current loan recipients and requests.

Open Session: At 4:50 PM, motion by Bauknecht, second by Hessedal to return to open session. All Ayes. Motion Carried.

Action 1: Motion by Maier, second by Matuszewski, to approve McMiller Properties, LLC a LCEDC Revolving Loan not to exceed \$50,000.00 for a real estate purchase of parcel number 2012863.100 located in Antigo. The real estate loan will be amortized for 7-years with a balloon due in 5-years at an interest rate of 5.5%. All ayes. Motion carried.

TERMS:

- \$50,000 Langlade County Economic Development Corporation Revolving Loan Fund real estate loan for McMiller Properties, LLC with an amortization schedule of seven (7) years with a balloon due in five (5) years and at five-point five percent (5.5%) interest rate.

Security

- 1st position lien on land with parcel number 2012863.100 located in Antigo
- Personal guarantee from Brian Mattmiller and Trevor McCarthy
- Cooperate Guarantee from 111 Alliance

Matching Funds:

- \$60,000 Owners cash equity

Payment Amount: Monthly approximately \$718.53 at 5.5% amortized at 7 -years with a balloon due in 5-years.

Action 2: Motion by Koszarek, second by Maier, to approve moving forward with a detailed loan repayment plan with Shansen, LLC dba The Brown Mug with a deadline of 30 days from August 28, 2025 with written document. All ayes. Motion carried.

Information only on the current Revolving Loan Fund status and loan recipients. No action taken.

Economic Development Corporation:

a) **Approve LCEDC Budget vs Actual and Financial Reports:** Close reviewed the budget vs actual with the LCEDC Board.

Motion by Maier, second by Matuszewski to approve the LCEDC budget vs actual as presented. All Ayes. Motion Carried.

b) **Approve EDC Invoices for July 2025:** Close reviewed the July 2025 invoices with the LCEDC Board.

Motion by Matuszewski, second by Westphal to approve the July 2025 LCEDC invoices as presented. All Ayes. Motion Carried.

c) **Approve EDC Report for July 2025:** The July 2025 LCEDC activity report was provided in the LCEDC Board packet.

Motion by Matuszewski, second by Westphal to approve the July 2025 LCEDC Report as presented. All Ayes. Motion Carried.

- d) **State, Federal and Local Grants Update:** Close informed the LCEDC Board that Close will be applying for two grants. The new WEDC Business Technical Grant is for implementing Langlade County's Entrepreneurial Hub. WEDC Small Business Development Grant with a downtown focus working with the city of Antigo Zoning department. The program has two components: (1) establishing a revolving loan fund to provide direct small business loans for building preservation, and (2) offering rent assistance for new businesses. If awarded this competitive grant, local businesses will be required to apply in order to be considered for funding. Close working with Ayres Associates on roads programs and grants to be presented to the Langlade County Town Unit meeting and Highway Commissioner.
- e) **LCEDC Pillars Progress Report:** Close informed the LCEDC Board that LCEDC held an invite only roundtable with the Unified School District of Antigo and major local industry stakeholders. Concerns of transparency, communication and partnership was shared. The next roundtable will be held in September. The Business Network of Langlade County group held a Community Visioning session. The group felt that communication and transparency is lacking. The group brainstormed ways to overcome the negativity. From this group, there has been interest in changing the narrative by starting a local podcast. Beck informed the LCEDC Board that forty new teacher packets were provided to the Unified School District of Antigo, the Antigo · Langlade County Welcome Center is having increased visitors compared to this time last year, LCEDC had three local tourism booths with over 300 items taken, provided a case of Langlade County Recreation Maps for WATA's Travel Wisconsin State Fair booth on August 4th, North Central Wisconsin Tourism Partnership (NCWTP) has the podcast with Colleen Kelly recorded but no airing date received, NCWTP is registered for the 2026 Green Bay RV Show, the NCWTP will be meeting in Antigo on September 10 to finalize the strategic plan and develop the 2026 marketing plan, Beck has been working with the Langlade County Chapter of the Ice Age Trail on promoting the October Mammoth Hike Challenge, Langlade County for the third year in a row had record setting 2024 Tourism Impact Numbers, and LCEDC was designated by the City of Antigo Hotel/Motel Commission as the destination marketing organization starting in January 2026.
- f) **LCEDC Strategic Plan Process:** Close informed the LCEDC Board that LCEDC has been working on the strategic plan in the community engagement sessions. LCEDC staff has met with Tonya McKenna Trabant with Trabant Coaching & Consulting to develop LCEDC's Strategic Plan timeline. Tonya is recommending a working session to review and possibly update LCEDC's mission and pillars. The LCEDC Board wanted shorter time segments. It was agreed upon that the LCEDC Executive Committee would review the pillars and work plan initiatives.
- g) **LCEDC 2026 Budget Update:** Close informed the LCEDC Board that projected health care costs are to increase 11% at the state level and 20% for LCEDC. Discussion was held on alternative plans, but then the grandfathered plan would go away if LCEDC switched health care plans or companies. Due to rising costs, LCEDC will have short falls going forward. Close has presented to the City of Antigo Council and Langlade County Board for 2026 funding. LCEDC staff will work with the LCEDC Executive Committee on developing the 2026 LCEDC Budget. A draft budget will be presented at the LCEDC October Board meeting with approval at the November LCEDC Board meeting.

Old Business: No old business was discussed.

New Business and set date for next meeting (action item): No future agenda items was brought forward. The next LCEDC Board meeting will be at 4:15 pm on October 20, 2025.

Adjourn: Motion by Bauknecht, second by Wagner to adjourn at 5:38 p.m. All Ayes. Motion Carried.

Respectfully submitted, Tammy Walrath, President

