

**JOINT MEETING OF THE  
DOUGLAS COUNTY BOARD OF SUPERVISORS COMMITTEE OF THE WHOLE  
AND  
THE COMMON COUNCIL OF THE CITY OF SUPERIOR  
Tuesday, February 5, 2019, 5:15 p.m., Room 270  
Government Center, 1316 North 14<sup>th</sup> Street, Superior, Wisconsin**

Meeting called to order.

**ROLL CALL:**

**Committee of the Whole:** Present - There were 19 present, 2 absent. Absent – Marvin Finendale, Jim Borgeson. **Common Council:** 6 present, 4 absent. Absent – Ludwig, Olson, Sweeney, and Fennessey arrived after roll call. Others present – Jim Paine, Jason Serck, Jim Caesar, Brad Theien, Frog Prell, Jean Vito, Carolyn Pierce, Shelley Nelson, Susan Sandvick.

**DISCUSS PROPOSED CHANGE IN MANAGEMENT OF THE SUPERIOR BUSINESS CENTER, 1423 N. 8<sup>TH</sup> STREET, SUPERIOR:** An Executive Summary & Proposal by the Development Association, Inc., and a Draft Lease and Management Agreement were provided to all members. Jason Serck, City of Superior Planning, Economic Development, and Port Director, gave a brief history of the Superior Business Center (SBC) which the city first began developing in 1977 and later became a joint venture between the city and county. The intention was for the building to incubate new businesses, with several anchor businesses. Jim Caesar, Development Association Director, stated there are currently 27 tenants. The Executive Summary & Proposal sets out the history and current management of the SBC and the proposal from the Development Association to resume management. Serck explained that IHS Door, one of the three anchor tenants, requires additional space for expansion and the space at the SBC is at 100 percent utilization. The former Arrowhead Printing building, which is located behind the SBC, is vacant and available for lease by the SBC, which would add space for new businesses and allow IHS Door additional space for expansion. It was noted that the anchor tenants are necessary to the SBC as they subsidize the rents for new businesses. Also noted was that the SBC has never functioned as a true incubation center (allowing businesses to stay beyond the recommended timeframe); future goal would be to allow 3-4 year occupancy, at which time businesses would move to commercial space within the community. Benefits of Development Association management of the SBC were discussed and are set out in the proposal. Development Association Board would oversee the SBC and members include city and county government officials. Several questions were raised and responded to.

The Lease and Management Agreement will proceed through the county and city committee process and be presented to the governing bodies for approval.

**ADJOURNMENT:** Motion by Ryan, second Hendrickson, to adjourn. Motion carried. Adjourned at 6:15 p.m.

Submitted by,

Susan T. Sandvick  
County Clerk