

Newsletter

JULY 2023



WHAT IS INSIDE:

GMDC MISSION/OBJECTIVES

BRE PROGRAM

VIRTUAL SPEC BUILDING

BECOME AN INVESTOR

ENERGY COMPANIES

ACTIVELY PARTICIPATE IN

ECONOMIC DEVELOPMENT

GMDC MISSION

To create and support a business and industry climate that fosters responsible economic growth within the City of Menomonee while supporting regional economic

Incorporated as a nonprofit organization in 1957, the GMDC promotes economic development by working to establish new wealth and job growth for the City of Menomonee and the region.

The Greater Menomonee Development Corporation (GMDC) provides companies expanding in the greater Menomonee region with the expertise needed to support their growth.



Hurlburt Heating AC & Plumbing, newest business constructed in 2023 in Menomonee's Industrial Park

STRATEGIC OBJECTIVES OF THE GMDC:

- Coordinate the City of Menomonee's business and industry Retention and Expansion program
- Act as a single point of contact for business and industry seeking to grow within or relocate to the City of Menomonee
- Coordinate site selection, financing, site planning, and permitting
- Connect business and industry with the educational and technology resources
- Introduce business and industry to local, state, and federal leaders who may offer guidance or assistance with expansion or relocation into the City of Menomonee
- Develop and promote the community's Virtual Spec Building program

The GMDC's successful efforts continues to help expand the economy, create new employment options, and improve the quality of life in the City of Menomonee and throughout the surrounding region.

THE GREATER MENOMONIE DEVELOPMENT CORPORATION

contact@menomonedc.com

NEW WEBSITE ALERT!

GMDC has recently launched its first website:
<https://www.menomoniedc.com>

Working with GMDC members, supporting organizations, and Golden Shovel, the GMDC has developed a website with information about Doing Business, Site Selection, Workforce, and Quality of Life in the City of Menomonie and the surrounding region.



VIRTUAL SPECULATION BUILDING 3.0

The GMDC launched the Virtual Speculative Building in response to the need for new ready-to-occupy buildings in Menomonie. The advantage of a Virtual Speculative Building over an existing building is the adaptability afforded by a virtual design. With a Virtual Speculative Building, the entire process of building a facility has been completed – except for the actual construction. Through this approach, full architectural plan sets have been developed, which can be cost-effectively custom-tailored to meet an end user's needs without the added burden of demolishing and/or renovating an existing structure.

With the success of GMDC's previous Virtual Spec building GMDC is excited to be able to share Virtual Spec 3.0. This building site located close to Wisconsin I-94 on County Highway B is state certified and ready for new business, expansion or relocation. This building can be easily and quickly tailored to meet business needs. For more information checkout our website <https://www.menomoniedc.com/site-selection/virtual-spec-building>

BUSINESS RETENTION AND EXPANSION (BRE) PROGRAM

Over the years, the City of Menomonie has attracted numerous new businesses to the community, however, there has been little focus on building a stronger relationship with the existing business in the City. To address this issue, the GMDC has launched a Business Retention and Expansion ("BRE") visitation program in partnership with the City of Menomonie.

The need for a strong BRE visitation program is more vital today than ever before as many firms are dealing with labor market shortages, supply chain issues, housing shortages, and lack of childcare.

In 2021, we visited 19 firms to strengthen the relationship between the community's industrial businesses and the City before issues arise. These proactive conversations can lead to additional project opportunities with respect to service improvements, workforce development, and business expansion.

Additionally, the BRE visitation program allows us to target new firms that build upon the existing clusters and the workforce within the City. Our plan is to ramp up BRE visits again in 2023 and going forward in an effort to continue these valuable conversations with our local businesses.

BECOME AN INVESTOR AND SUPPORT THE GMDC

The GMDC is a 501(c)(6) nonprofit corporation that is funded by private sector companies, and public sector organizations for the sole purpose of promoting, encouraging, and supporting positive economic development growth in the City of Menomonie while supporting regional economic development.

- Access to professional economic development expertise and assistance
- Site Selection services for business and industry looking to expand or relocate to Menomonie
- Promotion of land within the City for industrial, commercial, and residential development
- Access to, and facilitated correspondence with, local and state officials to support business and industry needs
- Marketing of available land on local and state web sites and databases
- Access to partner organizations and resources to support business and industry needs
- Promotion and recognition of GMDC Financial supporters

The GMDC's ability to provide these services to the business and industry community relies upon building strong public-private partnerships.

By contributing to the GMDC, you are contributing to the economic vitality of the community.

- Corporate Partners: \$1,000
- Civic/Commerce Partners: \$250 (non-profit/civic oriented business)

To become a supporter of the Greater Menomonie Development Corporation, please contact us at: contact@menomoniedc.com

Follow us on [LinkedIn](#)

XCEL ENERGY AND DUNN ENERGY COOPERATIVE ACTIVELY PARTICIPATE IN ECONOMIC DEVELOPMENT FOR THE GREATER MENOMONIE, WISCONSIN REGION

Dunn Energy Cooperative and Xcel Energy partners with state, regional, and local organizations like the Greater Menomonie Development Corporation (GMDC) to achieve growth and job creation. These utility organizations continue to power businesses in urban and rural areas to help foster economic growth in the Greater Menomonie, Wisconsin region.



XCEL ENERGY FINDS WAYS TO POWER BUSINESSES

Xcel Energy is a major U.S. electricity and natural gas company with operations in eight Western and Midwestern states providing a comprehensive portfolio of energy-related products and services to over 5 million customers. The City of Menomonie was an early participant in Xcel Energy's Partners in Energy Program. This ongoing program works with the City to help Menomonie to reach its 100 percent Carbon Free Resolution by 2050.

To reach this goal, Xcel Energy has played a pivotal role in assisting the city with development of their Community Energy Action Plan that provides a road map to meet their ambitious Carbon Free goal. Some recent projects completed or in progress include the following:

- Creation of the Menomonie Energy Dashboard
- Renovation of City Hall's Heating, Ventilation, and Air Conditioning control system
- Conversion of the Airport runway lights, traffic signals, and street lights to high-efficient LED lighting systems

"Xcel Energy is at the heart of our nation's clean energy transition," said Bob Frenzel, Chairman, President, and Chief Executive Officer of Xcel Energy. "Guided by our customers' priorities and enabled by rapidly changing technology, we're driving toward a clean energy future, bringing reliable, affordable, increasingly clean energy to millions."

XCEL ENERGY AND THE GREATER MENOMONIE DEVELOPMENT CORPORATION

The City of Menomonie and the GMDC's innovative approach to industrial site construction and planning through their Virtual Speculative Buildings have paved the way for businesses to customize the structure to suit their needs and achieve faster occupancy.

This unique partnership has led Ellsworth Coop Creamery and Hurlburt Heating & Plumbing to occupy and operate out of the first two Virtual Spec Buildings. Building upon this success, the GMDC has developed Virtual Spec Building 3.0 that qualifies as an Xcel Energy Certified Ready Building site. The GMDC and City of Menomonie have effectively utilized Xcel Energy's Real Estate programs qualifying both the Industrial Park and the Stout Technology Park as Xcel Energy Certified Sites. Communities with certified shovel ready sites are much more favorable to attract capital investments and create new high paying jobs.

MEMBER-OWNED DUNN ENERGY COOPERATIVE PROVIDES POWER TO RURAL AREAS

Dunn Energy Cooperative (DEC) is a member-owned, not-for-profit electric cooperative in Menomonie, Wisconsin. DEC was established by members in 1937 to bring electricity to rural families, farms, and businesses. They deliver electricity and energy services to nearly 10,000 accounts on nearly 2,000 miles of line in mainly Dunn County, but also into Barron, Chippewa, Pepin, Pierce, and St. Croix Counties as well.

RURAL ECONOMIC DEVELOPMENT WITH THE HELP OF THE DUNN ENERGY COOPERATIVE

“Our major economic development initiative is infrastructure,” said CEO & General Manager Jesse Singerhouse. “We want to ensure we can serve the potential loads of companies that want to build a factory, agriculture facility, or farms looking to expand. In a rural area we might not have existing infrastructure like they might within a city. So we try to be proactive and work with our local economic development corporations like GMDC and the Dunn County Economic Development Corporation to see where things will grow or happen and be in that loop.”

The Dunn Energy Cooperative has several economic development loan programs and is heavily involved in administering a USDA Program called the Rural Economic Development Loan & Grant program. This program provides funding for rural projects through a utility organization like DEC. The USDA provides zero-interest loans to DEC, which they pass to local Wisconsin businesses for projects to create and retain employment in rural areas. Some projects through this USDA program include the following:

- Eat My Fish: Jeremiah’s Bullfrog Fish Farm (Rainbow trout)
- Rock Creek Township — Fire Department
- American Structures

THE LOCATION ADVANTAGES OF THE GREATER MENOMONIE, WISCONSIN AREA ARE CLEAR

Dunn Energy Cooperative and Xcel Energy have recognized the potential for economic growth in the Greater Menomonie region. Businesses looking to expand to this region can gain access to the benefits that current businesses have come to enjoy.

- One hour from the Twin Cities and Chippewa Valley communities
- Highway and rail-adjacent industrial park properties
- A reliable and committed workforce
- Unique partnerships with the GMDC, higher education, and government partners

With the help of utility partners like Dunn Energy Cooperative and Xcel Energy, the GMDC can strive towards accomplishing its mission to create and support a business climate that fosters responsible economic growth. Contact the GMDC to learn more about the resources available and the many ways it can help with your next economic development project.

