



COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

September 29, 2020 5:30 PM

Location: City Hall, 2110 Washington St., New Holstein, WI 53061
Members Present: Bob Bosma (via telephone), Brian Giebel, Randy Jaeckels, Casey Langenfeld, Sara Cardinal, Jack Blattner
Others Present: Jeff Hebl, Mary Kohrell – Calumet County, Stu Gross and Lynelle Caine (via telephone) of Stantec

The meeting was called to order by acting Chairperson Jaeckels. Roll call was taken by Langenfeld. A motion was made by Giebel, seconded by Cardinal, and carried to approve the agenda as presented. A motion was made by Bosma, seconded by Blattner, and carried to approve the minutes from the previous meeting.

Public participation did not occur.

During Communications, Langenfeld informed the committee that Diane Thorson has resigned from the CDA.

Jaeckels opened discussion on the completed Market Feasibility Study as presented by Vandewalle & Associates, Inc. Giebel mentioned that the plan would be ideal to present to potential developers. Mary Kohrell asked who would facilitate the implementation plan that was included with the study. Stu Gross informed the committee that Stantec has the resources to assist the city with the implementation and Lynelle Caine indicated that they can sort out the roles and responsibilities to assist in determining what the City can take on and what would need to be outsourced. Blattner emphasized that the public wants to see the building demolished. Bosma indicated that he thought that the plan was good, it met the requirements for the City to submit the Idle Sites Grant and has provided additional options for the property. A motion was made by Giebel, seconded by Blattner, and carried to adopt the Former Tecumseh Plant Market Feasibility Study and to present the plan to the Common Council.

Gross and Caine provided information on the submission of an additional grant application for the CDBG-CLOSE funds that have been awarded to the City by Calumet County. The DOA has approved the City's application to apply these funds towards the demolition costs with the requirement that a second application is submitted with an updated project plan. Gross and Caine explained that for the application the CDA will need to designate which parcels will be included with the second application. The committee also discussed that the parcels that are designated will need to be developed following the criteria established by the DOA for the funds, or the parcels will need to sit idle for 5 years for development that does not have to meet DOA guidelines. A motion was made by Geibel, seconded by Cardinal and carried to have Stantec reapply for the CDBG-CLOSE funds and to include parcels 18919 and 18569 in the application for the use of the CDBG-CLOSE funds.

Stu Gross addressed the EDA CARES ACT funding offered through the EDA. The Tecumseh redevelopment project would not fit the criteria for what is required to apply for the CARES ACT funding. During a conversation with the EDA, Gross explained that it was confirmed with the EDA that this project would not qualify as it is not directly related to COVID. The EDA did provide insight that there could be other opportunities available to the City once development has been identified.

EPA Cleanup grants were researched by Stantec. The demolition of the buildings would not qualify for the current grant opportunities. Additional research was conducted by Stantec to determine if HUD would be

an option, and it was determined that it could once a housing development was identified possibly using WHEDA tax credits. Stu and Lynelle addressed the grants that are available through WEDC. There are two options available, the CDI and Idle Sites Grants. After consulting with Jon Bartz from the WEDC, the conclusion was made that it would be better for the City to pursue the Idle Sites Grant as you can not apply for both programs. Stantec will continue to explore additional grant opportunities.

The Committee discussed financing for the demolition of the structures located on the Former Tecumseh Property. The City will be able to apply the \$357,717 in CDBG-CLOSE funds and has the potential of being awarded \$250,000 through the Idle Sites Grant leaving \$1.9M to finance. Lynelle indicated that the resolution that the City passed to show support of the project could be used with the CDBG-CLOSE application. A motion was made by Blattner, seconded by Bosma, and carried to have the City Administrator gather information on what funding options are available.

Stu informed the committee that the Idle Sites Grant application is in draft form. The approved Market Feasibility Study and a few additional items will need to be gathered before submitting the application.

Langenfeld requested an update on when the RFP's for demolition would be complete and ready to be distributed. Gross indicated that the RFP would be finalized at the beginning of the year 2021.

Being no further business, the meeting adjourned.

Cassandra Langenfeld, Secretary