

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

January 30, 2023, 6:00PM

Location: City Hall, 2110 Washington St, New Holstein WI
Members Present: Gene Woelfel, Brian Giebel, Richard Rahmlow, Steve Abrams, Bob Schermetzler, Jack Blattner, Randy Jaeckels
Others Present: Bob Bosma, Scott Konkle, Mark Sherry, Richard Snelson. Virtual were Tom Leighton, Lynelle Caine, Stu Gross of Stantec, Mary Kohrell, Jason Pauma of Calumet County Economic Development and Matt Placky of General Dynamics Information Technology.

The meeting was called to order by Woelfel. Roll call was taken by Woelfel. A motion was made by Abrams, seconded by Schermetzler and carried to approve the agenda with an update from Rahmlow.

A motion was made by Giebel, seconded by Rahmlow, and carried to approve the previous minutes

Neither public participation nor communications occurred.

Tom Leighton and Stu Gross of Stantec gave an update on the communications they had with Cardinal Capital Management, Inc. Leighton stated that it has been a year and a half since the initial meeting with Cardinal Capital. Over the past couple of months he saw some red flags including a slower pace than expected in development activity and communications with Stantec. Randy Jaeckels pointed out that he voiced similar concerns at the October meeting. He stated that Cardinal could have started on developing the triangular lot south of the main property and that one of the developers not selected by New Holstein is developing residential housing in Chilton.

Tom Leighton stated he had a pointed conversation with Cardinal Capital in early January. After this conversation Cardinal Capital agreed to be more specific on their next steps and discussing a timeline. Cardinal Capital agreed to create a development contract with the city that is now being worked on by Cardinal Capital's lawyers. Cardinal Capital has added several additional team members to the project team and they have been very responsive. An agreement is expected in the next few weeks.

There was also a discussion on the unused grant funds. Lynelle Caine and Stu Gross explained that the grants could only be used for the demolition of the old factory. The cost to demolish the building came in significantly under budget due to the high scrap value of materials that were able to be recycled. The City did not have to use all of the funding and the unused funds had to be returned. Stu Gross pointed out that the funds could have been used for the removal of the concrete. The concrete is serving as an environmental cap over the contaminated property. If the concrete was removed a two-foot clay cap would have to be placed over the site which would have to be removed in the future when development occurs. This would not have been a good use of City funds. The Wisconsin Department of Natural Resources has been very clear that the cap must remain in place to keep contamination from migrating to other parts of the site.

Matt Placky of GDIT explained that the US Environmental Protection Agency's (EPA) Office of Brownfield and Land Revitalization (OBLR) is working with EPA Region 5 to provide brownfields technical assistance to the City of New Holstein at no charge. GDIT will be working with the region and city to prepare and develop a Revitalization and Concept Plan for the downtown area adjacent to the former Tecumseh

property. The technical assistance project will consist of a three-day conceptual design workshop from Wednesday, February 15 to Friday, February 17. The design workshop will focus on bringing the stakeholders group together to develop a vision and concept design of the area that connects to the planned Tecumseh site redevelopment. The final plan may be used for future marketing of developments for the area and acquiring development funding and grants.

Rich Rahmlow gave an update on his process of contacting financial institutions to open a branch in New Holstein. He said he contacted about 30 financial institutions in Wisconsin about opening an office in New Holstein. He started with banks in the area and worked his way outward. At this time banks are currently more interested in merging with another bank rather than building or buying a building.

Being no further business, the meeting was adjourned.

Gene Woelfel, Acting Secretary