

AGENDA

NEENAH COMMUNITY DEVELOPMENT AUTHORITY

Monday, February 6, 2023

4:00 P.M.

Hauser Room, City Administration Building

1. Approval of March 7, 2022 meeting minutes.
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Community Development Authority).
3. Election of Officers.
4. 2405 Schultz Drive (Former Loren's Auto Salvage Property) Mitigation and Demo Costs.
5. 110 W. Cecil (Former Donaldson's Property) DNR Updates.
6. Downtown Parking Ramp Discussion.
7. Downtown Project Updates.
8. Adjournment.

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**Community Development Authority of the City of Neenah
March 7, 2022 - 4:00 PM**

Due to the Public Health Emergency caused by the COVID-19 Pandemic, this meeting occurred at a virtual location accessed by conference call on www.gotomeeting.com.

Present: Board Members: Ald. Lee Hillstrom, Tom Martin, Grant Birtch, Pete LeCompte, John Ahles, Michelle Bauer, and Ald. Marge Bates. Also Present: Executive Director Chris Haese and Office Manager Samantha Jefferson.

Approval of October 4, 2021 meeting minutes:

MSC Hillstrom/Bates, the CDA to approve the meeting minutes of October 4, 2021. All voting aye.

Public Appearances: None.

Stantec Proposal for Remedial Investigation and Waste Characterization to Develop Remedial Action Plan, 2405 Schultz Drive (Former Loren's Auto Recycling Property):

This is an informational item for the CDA. The document was approved by staff so that the work could be completed before winter. After the information comes back, the next steps would be to complete clean up now or wait until there will be a development on the site and apply for grants to help with clean-up costs. The previous owner of the property agreed to establish a \$100,000 escrow account to help with any clean-up activities that may need to be done. A mitigation plan will be developed with the DNR and a plan decided upon at that time.

The Stantec fee will come out of this escrow. Member Hillstrom asked if building demolition costs will come out of this escrow. Executive Director Haese said that Go Green Recycling will be completing the demolition and this will not come out of the escrow money.

Member Hillstrom asked if the anticipated cost comes back only a bit over the \$100,000 would it be advantageous to do the clean-up right away. Executive Director Haese said that could happen but there is always a possibility that you run into more contaminated areas and clean-up costs could be more than anticipated.

Staff will bring demolition cost information to the next CDA meeting. If the DNR response is received before then, that will also be brought to the CDA at that meeting.

Downtown Project Updates:

- The Soliris on Main building is complete and occupancy has begun (there are a few housekeeping issues that need to be done on the city's part such as sidewalk repair and small environmental tasks).
- The Plaza at Gateway Park is 98% complete and has planned a grand opening event for October 28th.

- The 201 W. Wisconsin Avenue construction has begun. Unfortunately, crews did run into old foundation, petroleum and groundwater when digging. A much larger hole than anticipated needed to be dug to allow for the removal and testing of this material and for a stable base to be poured. The cost to the CDA will be higher than anticipated but will be offset by the CDI Grant that the CDA was awarded. Member Bates asked these issues were expected. Executive Director Haese explained that some of it was expected. However, the extent of the material was not expected which then cause the over-excavation of soil. Member Hillstrom asked if this slowed down the project. Executive Director Haese said it probably slowed it down by a week but it still will be ready for occupancy by summer or early fall 2022. The CDA is responsible for the environmental situations because it is the landowning entity. This was done to protect the developer from unexpected situations. Originally, the site was expected to be closed but the DNR began to regulate PFOS and the reality of what that means is still uncertain. The owner of the building will still pay a lease for the property that is equal to property taxes that they would be paying. A small benefit of this is that the City receives all of the income as opposed to splitting it among the taxing entities after the TIF district is closed. Member Birtch asked if details regarding a BID assessment were described in the development agreement. Executive Director Haese confirmed this.

Adjournment: The meeting was adjourned at 4:45 p.m. **MSC LeCompte/Birtch. All voting aye.**

Respectfully Submitted,



Samantha Jefferson
Office Manager, Community Development