

AGENDA

NEENAH COMMUNITY DEVELOPMENT AUTHORITY

Monday, July 15, 2024

4:00 P.M.

3rd Floor Conference Room, City Administration Building

1. Approval of April 3, 2024 meeting minutes.
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Community Development Authority).
3. Redevelopment Project Updates.
4. Adjournment.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Neenah will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance, or reasonable accommodation in participating in this meeting or event due to a disability as defined under the ADA, please call the Community Development Department Administrative Assistant at 920-886-6125 or the City's ADA Coordinator at (920) 886-6106 or e-mail attorney@ci.Neenah.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Community Development Authority of the City of Neenah
April 3, 2024 - 4:00 PM
Hauser Room, City Administration Building

Present: Board Members: Ald. Lee Hillstrom, Grant Birtch, Pete LeCompte and Michelle Bauer. Also Present: Executive Director Chris Haese, Mayor Jane Lang, Attorney David Rashid, Community Development Specialist Samantha Jefferson, Bill Pollnow (534 S. Lake Street), Bethanie Gengler (Neenah News), and Scott Becher (1061 Green Acres Lane).

Approval of February 5, 2024 meeting minutes:

MSC Birth/LeCompte, the CDA to approve the meeting minutes of October 16, 2023. All voting aye.

Public Appearances: Bill Pollnow (534 S. Lake Street) re-introduced himself to CDA members – he was previously on the Common Council and was elected back to the Common Council on April 2, 2024. He had the following questions about the purchase of 1730 Dixie Road:

- 1) The assessed value of the property is \$158,800. Why is the city paying \$800,000 for the property and is the purchase necessary for the pending development project?
- 2) What will be the funding source for the purchase of the property and any environmental costs?
- 3) The Town of Neenah expended funds for cleanup of this property. Was this addressed during the sale negotiations?

Public Hearing: Determination of blight for the property located at 1730 Dixie Road:

Ald. Hillstrom opened the public hearing. Seeing no comments, Ald. Hillstrom closed the public hearing.

Consideration of Resolution No. CDA 2024-1 for the determination of blight for the property located at 1730 Dixie Road:

Executive Director Haese explained that staff has been working towards a development with Checker Logistics for the construction of a new distribution facility in the expansion area of the Southpark Industrial Center. In order to maximize the value of the project (estimated at \$24 million for the entirety of the development), staff has come to an agreement with the owner of 1730 Dixie Road to acquire the property for incorporation into the overall development. A phase I environmental assessment was completed and identified several areas of concern. A phase II environmental assessment was recommended which is in process. Given this information, staff is proposing the acquisition to proceed in a manner that allows the CDA to invoke Local Governmental Unit (LGU) exemption, which would provide an exemption from liability for discovered environmental issues. One method for this is to declare the property blighted and to purchase is for blight elimination.

Funding for this purchase and an environmental issues would come from TIF. The perform for this project is based on only the first phase of the development (half of the construction) and the perform is in the black (based on a \$12 million increment). The \$800,000 purchase price is more than the assessed value – part of the difficulty was finding a replacement property for the owner. A replacement property has been found. The owner will have one year to move from the building and the agreement includes \$10,000 in TIF funds to help with this.

Bill Pollnow asked how potential environmental issues may hinder the development. Executive Director Haese explained that there are multiple ways to mitigate to a level that is acceptable; one example would be a vapor mitigation system.

The Development Agreement states that the city will cover the first \$25,000 in environmental costs. If the costs are between \$25,000 and \$60,000, the cost would be split with the developer. If it is more costly than \$60,000, discussions would happen with the developer. If the developer walks away, the city will be reimbursed the \$800,000 acquisition price.

Member Birtch asked for clarification on why the CDA is acquiring the land before the phase II assessment is complete. Executive Director Haese explained that the owner of the building that the owner of 1730 Dixie Road will be purchasing has somewhat reluctantly agreed to hold up closing for one week for the property to be acquired with these protections.

Member Birtch asked if the property can be declared blighted based on the information that was gathered from the phase I assessment. Executive Director Haese detailed the state's definition of blight which describes several characteristics of this property which includes building obsolescence, groundwater/drainage issues, faulty lot layout, and endangerment of life by other causes.

MSC Grant/LeCompte, the CDA approves Resolution No. CDA 2024-01 declaring the property at 1730 Dixie Road blighted. All voting aye.

MSC Grant/LeCompte, the CDA approves the acquisition of 1730 Dixie Road for a purchase price of \$800,000 for the purpose of blight elimination. All voting aye.

Adjournment: The meeting was adjourned at 4:27 p.m. **MSC Birtch/LeCompte. All voting aye.**

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read 'Samantha Jefferson', written in dark ink.

Samantha Jefferson
Community Development Specialist