

AGENDA

NEENAH COMMUNITY DEVELOPMENT AUTHORITY

Monday, October 7, 2024

4:00 P.M.

3rd Floor Conference Room, City Administration Building

1. Approval of July 15, 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
July 15, 2024 - 4:00 PM
3rd Floor Conference Room, City Administration Building

Present: Board Members: Ald. Lee Hillstrom, Grant Birtch, Tom Martin, John Ahles, Ald. Tami Erickson, Pete LeCompte and Michelle Bauer. Also Present: Executive Director Chris Haese, Community Development Specialist Samantha Jefferson, and Ald. Bill Pollnow.

Approval of April 3, 2024 meeting minutes:

MSC Hillstrom/Birtch, the CDA to approve the meeting minutes of April 3, 2024. All voting aye.

Public Appearances: None.

Redevelopment Project Updates:

Director Haese gave updates regarding CDA projects and other items of interest.

CDBG Funds: The 2024 City of Neenah CDBG award amount will be \$202,258. Executive Director Haese went over the breakdown of how this award is spent. Public services, revitalization and blight elimination, neighborhood improvements, fair housing services and planning/grant administration are all categories of expenditures. The CDA is the Housing Authority for the city. The City of Neenah is an entitlement community which means the city is automatically awarded funds each year while other municipalities who are not entitlement communities must apply each year. Member Birtch asked if COVID dollars are included in this fund. Executive Director Haese explained that those funds are separate and there are stricter rules about how that money can be spent.

Housing Study: Staff will be asking for Council to give authorization to hire a firm to complete a comprehensive housing study for the city. Neenah has more demand than supply for not just affordable housing but housing in general. This study would give causes and recommendations to potentially improve this situation. Staff is looking into CDBG as a potential funding source for this study.

1730 Dixie Road: This property was purchased by the CDA and a Phase II Environmental study has just been completed. It was identified as requiring a phase II investigation due to the business operations that occurred on the property. There have been a few hits on the property but the environmental consultant said that there was not much. The DNR has asked for a second round of testing at this point which is being done. Once environmentally closed, the property would be transferred to the city and then to RGL per the terms of the development agreement.

TIF 13: This TIF contains the Southpark Expansion Area. The main project happening at this point is the construction of the RGL building. There is an additional project that may come to fruition on the northern parcel as well. Infrastructure improvements are also planned. Investment projections in the TIF perform are right around \$3 million with these improvements and acquisition. The expected increment will be around \$35 million.

TIF 5 and 6: These TIFs are now closed and were able to capture over \$41 million in increment. The TIFs were left open for an additional year to capture the increment for affordable housing purposes. Over \$800,000 was collected for this. Both TIFs closed in the positive.

Arrowhead Master Plan: The Arrowhead Master Plan was approved by Council and is now moving in to the implementation phase. RFQs and RFPs were sent out and the city is now accepting proposals for engineering work. Executive Director Haese pointed out some of the major portions of the design plan.

Parking Ramp: Executive Director Haese has asked for submittals to deal with a relocation plan for the properties that will need to be relocated for the construction of the ramp. Member Birtch asked if there was a timeline for the ramp project at this point. Executive Director Haese said that property acquisition could happen yet this year. Design and construction may wait until the parking system situation downtown is more understood.

Donaldsons: A parking agreement has been developed for this property. We may be eligible for some funding for the environmental work but that is still being determined. The CDA could acquire this property and invoke LGU but is still discussing with the adjacent property owner.

Edgewater Door: Edgewater Door is currently in Neenah but is planning to build a new facility in the industrial park.

Bridgewood Apartments: Foundations are in the ground and construction is beginning west to east. The bridge is constructed.

Jewelers Park Trail: This trail is completed and is very popular.

Shattuck School Property: At this point, there is no new news on this property but there is a new owner (the school district no longer has ownership of the property).

Adjournment: The meeting was adjourned at 4:42 p.m. **MSC Hillstrom/Bauer. 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