

Community Development Authority of the City of Neenah
February 6, 2023 - 4:00 PM
Hauser Room, City Administration Building

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

Approval of March 7, 2022 meeting minutes:

MSC Hillstrom/Bauer, the CDA to approve the meeting minutes of March 7, 2022. All voting aye.

Public Appearances: None.

Election of Officers:

MSC Hillstrom/Bauer, the CDA to elect Tom Martin as chairperson of the CDA. All voting aye.

MSC Martin/Hillstrom, the CDA to elect John Ahles as vice-chairperson of the CDA. All voting aye.

2405 Schultz Drive (Former Loren's Auto Salvage Property) Mitigation and Demo Costs:

Executive Director Haese gave an update about 2405 Schultz Drive which was the former site of Loren's Auto Salvage. Demolition and cleanup of the site is 90% done. Cost for demolition was approximately \$21,000 and mitigation costs are approximately \$23,000. There are test bores on the site and groundwater monitoring is being conducted. At this point, there are no opportunities for the public to be on this site so it is likely that the DNR will not require any mitigation efforts until a time when development of the site occurs.

Four options have been presented for mitigation when it is needed. The options range in cost from about \$35,000 to \$550,000. There is a \$100,000 escrow that could be used to help with these costs as well as possible grants that the CDA could apply for. There is currently a billboard on the southern part of the site – the CDA now receives the lease amounts.

Executive Director Haese does believe this site to be marketable due to its highly visible position along Highway 41. The City also owns property directly to the south which could be combined with this parcel (although there are wetlands to the south that would need to be considered).

110 W. Cecil (Former Donaldson's Property) DNR Updates:

All of the buildings on this site have been removed. The Donaldson family has been working with the DNR regarding situations with their laundry mat sites for over a decade. Their business no longer exists and this property is owned by the estate. Council has already given their authorization for the CDA to purchase the property, however, staff is waiting for a Site Liability Clarification Letter to confirm that because of the CDA's LGU status, the CDA would not be held responsible for the environmental contamination.

The ultimate plan for this property would be for the CDA to own the parcel and for Cranky Pat's to lease it for parking (making it a parking lot would cap the site and fulfil mitigation requirements). Cranky Pat's would pay for the development of the parking lot while the City may contribute for technical assistance.

There are also possible Façade Enhancement Grants that could be utilized along with grants to help with environmental cleanup.

The CDA asked where the highest level of contamination is found on the site. There are spots toward the back of the site and along the utility trenches that are the most contaminated.

Executive Director Haese discussed the S. Commercial Street Plan and what was envisioned for the property in the future.

Downtown Parking Ramp Discussion:

A downtown parking structure continues to be planned for. At this point, staff is considering an alternative site than was originally proposed. The City is working with Boldt in the creation of a conceptual design in the area of Martens and Brien Streets. These streets would be vacated for this parking structure. Two properties on Martins Street would need to be acquired before the ramp could be constructed on this site. A 550-space, three-bay ramp is what is currently being designed that would allow for additional floors to be added in the future. Anticipated cost is \$15 million and this would be bond issue funding.

Downtown Project Updates:

- Soliris on Main is complete and fully occupied. Project costs included site prep (\$296,000) and environmental remediation (\$37,000). A \$123,000 Idle Sites Grant was awarded for this project.
- The 201 W. Wisconsin Avenue building is almost complete. Due to material shortages, there are still items that are needed (including the elevator). Leasing has begun and some of the commercial space is already spoken for. Project costs included site prep (\$560,000) and environmental remediation (\$54,000). A \$250,000 CDI Grant was awarded for this project.
- Executive Director Haese showed the CDA some conceptals from the Downtown Plan and discussed future plans for the Arrowhead District. RDG worked with the City on the Downtown Plan and is now hired to work on the Arrowhead District. These plans give the City and residents an idea of what could be possible and how to bring those ideas to reality.

Adjournment: The meeting was adjourned at 5:05 p.m. **MSC Hillstrom/Erickson. All voting aye.**

Respectfully Submitted,



Samantha Jefferson
Community Development Specialist, Community Development