

Community Development Authority of the City of Neenah
October 7, 2024 - 4:00 PM
3rd Floor Conference Room, City Administration Building

Present: Board Members: Ald. Lee Hillstrom, Grant Birtch, John Ahles, and Michelle Bauer. Also Present: Executive Director Chris Haese, Community Development Specialist Samantha Jefferson, Ald. Cari Lendrum and Ald. Bill Pollnow.

Approval of July 15, 2024 meeting minutes:

MSC Hillstrom/Birtch, the CDA to approve the meeting minutes of July 15, 2024. All voting aye.

Public Appearances: None.

Redevelopment Project Updates:

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

Housing Study: The city has hired Stantec to complete the Housing Study. At this point, Stantec has visited the city and gathered a significant amount of data that will be used. CDBG funds will help to cover the cost of this study. Most of the work will be going to the Plan Commission while the CDA is the official housing authority for the city so staff will be bringing information to the CDA as well. The study is expected to be completed in the first quarter of next year. At least one community-wide survey will be conducted as part of the study. The city has worked with Stantec in the past and staff was impressed by the expertise of the team that will be working on this study.

Arrowhead Master Plan: A firm has been hired to take on three primary responsibilities for this project. 1) the utility and grading plan that will determine how we serve the improvements on Arrowhead with water, sewer, etc. Staff and consultants have met with the DNR regarding this work. 2) Determine the plan and feasibility of the overpass from Gateway Park into Arrowhead 3) 60% design on the entryway on Millview.

Some preliminary design work has started on the Innovation Building. The timeline for Arrowhead is aggressive but staff is still planning on activities to be done on time as planned.

2405 Schultz Drive and site to the south: Wetland delineation has been done on these properties (the delineation to the south has expired). There is approximately 4.5 acres of wetland on the sites. Staff believes that a significant part of the wetland areas on 2405 Schultz are artificial which is what the delineation will determine.

Member Birtch asked if wetland banks are still being discussed. Director Haese said that the market has softened but there will be a need for this as time goes on.

An interested party has approached the city about this property but interest has seemingly waned due to the need for an additional rail spur on the property which is extremely costly.

Ald. Pollnow asked for clarification that this property is in TID #9 and expenditures can occur until 2038.

Donaldsons: Staff has had conversations with the DNR regarding this property and the potential need to test the concrete but coverage may be able to be put over the top directly without the need for testing.

The Department of Justice has filed suit against the Donaldson estate and it remains to be seen how this will effect this property.

Cap Maintenance: As part of the requirements that the DNR has placed on the former Glatfelter site properties, annual cap maintenance inspections are mandated to be done by an outside service or by staff. Internal staff performed and documented these inspections this fall on all eight properties as required. All previous monitoring wells have been capped.

Shattuck School Property: At this point, there is no new news on this property. Staff has seen some very preliminary plans for the area of the current sports fields.

Parking Ramp: The difficulty with the construction of a parking ramp is determining when the best time will be. The demand for parking may be low for some time due to companies continuing work-from-home policies for the foreseeable future. Director Haese suspects that the city will see more supply than demand but at some point that will change. Potentially, this would indicate that the city should build a smaller structure with the opportunity to build additional floors above if needed.

Adjournment: The meeting was adjourned at 4:40 p.m. **MSC Hillstrom/Bauer. All voting aye.**

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Samantha Jefferson", with a stylized flourish at the end.

Samantha Jefferson
Community Development Specialist