

CITY OF NEENAH
SPECIAL FINANCE AND PERSONNEL COMMITTEE MEETING
Wednesday, March 15, 2023 – 6:00 p.m.
Council Chambers, Neenah City Administration Building
211 Walnut Street, Neenah, Wisconsin

MINUTES

Present: Chairman Erickson; Aldermen Boyette, Skyrms and Steiner; Mayor Lang, Director of Finance Rasmussen, City Attorney Rashid.

Others Present: Director of Community Development Haese, Deputy Director of Community Development Schmidt, Assistant Planner Kasimor and Development Coordinator Jefferson.

Absent/Excused: Alderman Stevenson.

Public Appearances: None.

Resolution 2023-05: Tax Incremental District #6 Affordable Housing Extension

Committee reviewed memo from Director of Community Development Haese seeking approval of a one year affordable housing extension of TID No. 6 for the purpose of funding housing affordability efforts and housing stock improvements within the City.

The extension would allow the City to collect one additional year of tax increment and utilize at least 75% of those funds to benefit affordable housing. The remaining 25% would be used to improve the housing stock of the community. The incremental tax revenue for 2023 would be approximately \$553,000.

It was discussed that a portion of these funds could be used for the preparation of a City-wide housing study that would better evaluate the housing needs of our community and provide the basis for a more focused approach to addressing the housing needs. The most recent comprehensive housing study completed for the City was in 1992. The committee expressed that this study is crucial to moving forward.

Motion/Second/Carried Skyrms/Steiner to recommend Council approve

Resolution 2023-05: All voting aye.

Resolution 2023-06: Closure of Tax Incremental District (TID) #6

Committee reviewed memo from Director of Community Development Haese seeking approval of terminating TID #6 and allocating excess increment of approximately \$390,000 to the affected taxing districts. The City's proportionate share would be approximately \$175,000 (45%).

TID No. 6, which was created in 1997, serves the Southpark Industrial Center Expansion Area. The District has generated increment of over \$28 million during its life. More importantly, it was a catalyst to Plexus' new manufacturing facility within the Expansion Area. This project not only provided a tax increment of more than \$16 million, but also

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added over 1,000 jobs to Neenah's economy. TID No. 6 has repaid all of the debt incurred to assist the redevelopment of the District and is required by state statute to close.

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Motion/Second/Carried Skyrms/Steiner to recommend Council approve Resolution 2023-06: All voting aye.

Community Development Block Grant Assistance to Habitat for Humanity for property acquisition costs at 109 King Street

Committee reviewed memo from Assistant Planner Kasimor seeking approval to assist Habitat for Humanity of the Greater Fox Cities Area for property acquisition costs in the amount of \$27,500 from Community Development Block Grant (CDBG) funds.

Habitat for Humanity of the Greater Fox Cities Area proposes to partner with a moderate income homebuyer to construct a home at 109 King Street. The house previously on this property was demolished in 2020. Habitat builds about 15 homes throughout the Fox Cities each year. Garages are being built at the time of the home build. No other lots assisted by the City are currently available for purchase through the program.

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Motion/Second/Carried Boyette/Skyrms to recommend Council approve Community Development Block Grant assistance to Habitat for Humanity of the Greater Fox Cities Area in the amount of \$27,500 for property acquisition costs at 109 King Street: All voting aye.

Community Development Block Grant Assistance to Habitat for Humanity for property acquisition costs at 630 Main Street

Committee reviewed memo of Assistant Planner Kasimor seeking approval to assist Habitat for Humanity of the Greater Fox Cities Area for property acquisition costs in the amount of \$18,000 from Community Development Block Grant (CDBG) funds.

Habitat for Humanity of the Greater Fox Cities Area proposes to partner with a moderate income homebuyer to construct a home at 630 Main Street. The house previously on this property was razed in 2020.

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Motion/Second/Carried Skyrms/Steiner to recommend Council approve Community Development Block Grant assistance to Habitat for Humanity of the Greater Fox Cities Area in the amount of \$18,000 for property acquisition costs at 630 Main Street: All voting aye.

Community Development Block Grant Assistance to Habitat for Humanity for property acquisition and renovation costs at 312 E. Franklin Avenue

Committee reviewed memo from Assistant Planner Kasimor seeking approval to assist Habitat for Humanity of the Greater Fox Cities Area for property acquisition and renovation costs in the amount of \$30,000 from Community Development Block Grant (CDBG) funds.

Habitat for Humanity of the Greater Fox Cities Area proposes to partner with a moderate income homebuyer to acquire and renovate a home at 312 E. Franklin Avenue. This is a single family home. Habitat has expanded their program of assistance to homebuyers to include acquisition of properties that can be improved and updated.

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Motion/Second/Carried Skyrms/Steiner to recommend Council approve Community Development Block Grant assistance to Habitat for Humanity of the Greater Fox Cities Area in the amount of \$30,000 for property acquisition and renovation costs at 312 E Franklin Avenue: All voting aye.

Motion/Second/Carried Steiner/Stevenson to adjourn the meeting at 6:49 p.m. All voting aye.

Respectfully submitted,



Vicky Rasmussen, CPA
Director of Finance