

CITY OF NEENAH
FINANCE AND PERSONNEL COMMITTEE MEETING
Monday, July 7, 2025– 5:30 p.m.
Hauser Room, Neenah City Administration Building
211 Walnut Street, Neenah, Wisconsin

The meeting was called to order by Vice-Chairman Erickson at 5:30 pm.

Present: Vice-Chair Erickson, Aldermen Ellis, Chairman Steiner appeared by phone, Director of Finance Rasmussen, and City Clerk Nagel.

Also present: Mayor Lang, Community Development Director Nieforth, Deputy Director of Community Development Schmidt, Citizens Scott Becher, Aldermen Lendrum and Pollnow, Post Crescent Reporter Behnke, and Neenah News Reporter Gengler.

Absent/Excused: Council President Borchardt and Alderman Bruno

1. Public Appearances

Scott Becher, 1061 Green Acres Lane – Mr. Becher commented on Gunderson Dry Cleaning coming to Neenah. He thinks it's a win-win situation for both the Cities of Neenah and Menasha as Menasha will be able to redevelop the waterfront parcel.

2. Minutes: **Motion/Second/Carried by Ellis/Erickson to approve Minutes from June 23, 2025 Regular Meeting as written. All voting aye.**

3. Tax Incremental District #13 Development Agreement (Attachments) (Nieforth)

Motion/Second Carried by Ellis/Erickson to recommend Council approve the Tax Incremental District No. 13 Development Agreement with Gunderson, Inc. to assist with the construction of a new industrial laundry facility at 1712 Dixie Road. All voting aye.

Director Nieforth went through the memo regarding Tax Incremental District #13 Development Agreement regarding Gunderson, Inc. and answered the Committees questions.

Director Nieforth advised the project was vetted as the right business for this parcel. The business is regulated by the Department of Natural Resources and the Environmental Protection Agency, and great strides have been made within industry standards towards environmentally friendly cleaning procedures and practices.

Gunderson is looking to purchase the property this fall.

4. Development and Fee Agreement – Courtside Fields Subdivision (Attachments) (Schmidt)

Motion/Second Carried by Ellis/Stiener to recommend Council approve the Courtside Fields Subdivision Development and Fee Agreement. All voting aye.

Deputy Director Schmidt went through the memo regarding Courtside Fields Subdivision Development and Fee Agreement and answered any Committee questions.

The proposed plat includes 31 lots on the perimeters on Elm and Reed Streets. The sidewalk money will be held in escrow. Three outlots are included in the plat; Outlot 1 will be private open space for possible future development, Outlot 2 will be the stormwater management pond, and Outlot 3 will be the sidewalk leading to the tennis courts. The city will own Outlots 2 and 3 and will be responsible for maintaining them.

Report

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Discussion ensued regarding the maintenance of the two outlots. The Committee felt that the city continues to add properties to their maintenance list without staffing to accommodate the additional work. The Committee asked staff to keep this in mind during the upcoming budget process in case additional staff is needed to keep up with the maintenance of city owned properties.

There was discussion on building standards. Deputy Director Schmidt advised there are no building design restrictions; the property owner could build whichever style home their choosing. This will enhance property values and bring in a nice tax base.

5. Maintenance Assessment Services Contract (2026-2030)– Associated Appraisals Consultants (Attachments) (Schmidt)

Motion/Second Carried by Ellis/Stiener to recommend Council approve the Maintenance Assessment Services Contract (2026-2030) with Associated Appraisal Consultants, Inc., for an average annual fee of \$42,000. All voting aye.

Deputy Director Schmit advised this is a five-year contract with Associated Appraisal Consultants, Inc. The contract does not change in terms of functionality, however, the price increased slightly. Appraiser Brown is the city's commercial and waterfront appraiser and is a great asset to have.

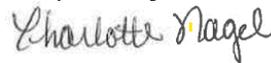
6. Fiscal Matters: May 2025 Vouchers (Attachments) (Rasmussen)

Motion/Second Carried by Ellis/Erickson to receive and place on file. All voting aye.

7. City Attorney Report (Rashid) (no report)
8. Adjournment.

Motion/Second Carried by Ellis/Erickson to adjourn. All voting aye. Meeting adjourned at 5:54PM.

Respectfully submitted,



Charlotte Nagel
City Clerk