

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Tuesday, March 3, 2020 at 5:15 p.m., Council Chambers

Members Present: Tom Neal (c), Gary Gisselman, Patrick Peckham, Lisa Rasmussen and Michael Martens

Others Present: MaryAnne Groat, Anne Jacobson, Brad Lenz, Robert Mielke, Chris Schock, Mary Thao and Michelle Van Krey

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

The Economic Development Committee meeting was called to order by Neal at 5:15 p.m.

1# Approval of the Minutes from 2/20/2020

Motion by Peckham, second by Rasmussen to approve the minutes. Motion passed 5-0.

#2 Discussion and possible action on the Project Plan and Boundary Amendment for Tax Increment District Number Eight

MaryAnne Groat, Finance Director, offered a presentation on the proposed TID amendments. The reason for these proposed amendments is because there are a few parcels that are partially in the district and partially out of the district which is not allowed. Some of these are small parcels that someone has purchased and plan to join into a larger parcel that would be partially out of the district.

In TID 8 it is being proposed to amend the boundary to include developer parcel combinations. It is also being proposed to add expenditures for a developer grant and street improvements for 18th Ave which is within the ½ mile boundary.

#3 Discussion and possible action on the Project Plan and Boundary Amendment for Tax Increment District Number Six

For this proposed amendment a developer would like to combine a narrow parcel south of 18th Avenue with the land where 18th Avenue currently sits and then shift the road to the north. The original small parcel is in TID 6 and it is being proposed to remove it from that district so the developer is able to combine the two parcels.

#4 Discussion and possible action on the Project Plan and Boundary Amendment for Tax Increment District Number Seven

A single owner owns a few parcels and would like to combine them for marketing purposes. One of the parcels is in the district so they are not able to combine them. It is being proposed to remove the parcel from the district so they are able to combine them.

A few other small pieces are proposed to be added to the district to complete full parcels.

Also in this district it is being proposed to add \$1.1 million of street improvements and \$100,000 of parking improvements within the ½ mile boundary and change an incorrectly identified street name to the correct street name.

#5 Discussion and possible action on the Project Plan and Boundary Amendment for Tax Increment District Number Twelve

Parcels are being proposed for removal to accommodate the combination of parcels for the YMCA/Aspirus development.

Much of this districts overlays with TID 3 so it is being proposed that other parcels be removed from TID 12 but kept in TID 3.

#6 Discussion and Possible Action on a proposal received from Aedifix Holdings (Blenker) for the proposed construction of townhomes on city-owned land at 2nd & 3rd Streets between Short and Bridge Sts; and along River Drive at Fulton St.

Schock shared that a proposal has been received for a multi-unit development for parcels the city currently owns in the neighborhood of 2nd and 3rd Street between Short and Bridge Street as well as at Fulton St and River Dr.

Faye Harder from Aedifix Holdings (Blenker) shared their desire to continue their development in that area which will bring different types of unit options. Harder gave an overview of the proposal in the packet highlighting the different materials and exterior aesthetics used in this proposal. Units will be a mix of 1-3 bedroom units.

The other proposal for Fulton St. and River Dr. was reviewed and Rasmussen inquired about rent costs for these units. Harder shared that rent would probably be in the range of \$1,000-1,600 depending on the unit type and size. Rasmussen also asked about enhancing the presence of stone on the exterior of the units to keep in line with the first and second phase of townhomes that Blenker did. Harder let the committee know that they are flexible and able to change pieces of the design if the city requires certain details.

Martens asked if any lower income options was something they had thought about providing and Harder shared that for these properties they were not prepared to go lower than the rental prices she gave earlier.

Peckham commented that he would feel more comfortable if these parcels would go out for an RFP or actually listing them for sale with an agent to make sure that we were getting the best option for these parcels.

Gisselman commented that he doesn't see how these proposed units fit with the style and size of the neighborhood. There is nothing that resembles these units there now and he would stand opposed to them as they are currently designed. As for the Fulton St proposals he is concerned that the style does not fit with the 3 historic homes that already sit on that block. Neal disagreed that historical homogeny was necessary in these neighborhoods.

#7 Discussion and Possible Action on proposals received for Thomas Street Phase 2 remnant parcels.

Schock shared that two proposals were received for the remnant parcels. The first proposal is from Aedifix Holdings (Blenker) for a few residential developments and one commercial development. The second proposal was from Elder Sanctuary, LLC to put parking lots on a few of the lots. The proposals overlap on some of the parcels.

Mary Thao, 506 Sherman Street, represents District 10 on the City Council. Thao shared feedback from residents of the Thomas Street area regarding the Phase 1 development completed by Blenker on Thomas St. The concerns from residents include the short driveway, small setbacks from the street and amount of space between sidewalk and driveway. Residents also had concerns about the construction process and the upkeep of the site and sidewalk during construction. Thao stated that another concern was the aesthetic of the units and that they don't fit in with the neighborhood. Thao encouraged the

committee to hear from residents on the Phase 2 proposals before moving forward. Rasmussen suggested that Aedfix Holdings could be invited to a neighborhood meeting to hear feedback themselves.

Peckham suggested that the committee take a look at the affordability of the units and perhaps require one of the clusters to be affordable housing.

Tom Kilian, 133 E Thomas St, echoes the concerns Thao shared from residents. He emphasized that these parcels are in a neighborhood and the residents of this area deserve to be involved in the process before a decision is made.

Rasmussen recognizes the concern about the short driveways in Phase 1 and brought up concern about the off alley parking proposed in Phase 2. Alleys are not maintained in the winter by the City and are not paved unless a successful petition from the property owners on that alley is approved. Rasmussen suggested involving the property owners on that alley in a discussion before a final decision is made regarding the off alley parking designs.

#8 CLOSED SESSION *pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:*

- Discussion and Possible Action on a proposal received from Aedfix Holdings (Blenker) for the proposed construction of townhomes on city-owned land at 2nd & 3rd Streets between Short and Bridge Sts; and along River Drive at Fulton St.
- Discussion and Possible Action on proposals received for Thomas Street Phase 2 remnant parcels.

ROLL CALL VOTE – Neal, Rasmussen, Gisselman, Peckham and Martens
Others Present: Schock, Jacobson, Groat, Lenz, Van Krey and Mielke

Motion by Rasmussen to go into closed session, second by Peckham at 6:29pm. Motion passed 5-0.

#9 Reconvene into Open Session, if necessary

Motion by Peckham to go back into open session, second by Martens at 7:01pm. Motion passed 5-0.

No action taken, staff directed to continue negotiations with developer.

#10 Discussion on rescheduling April 7, 2020 meeting due to conflict with Election Day
Discussion on scheduling a Joint Finance and ED meeting on March 10, 2020
Discussion on scheduling March 19, 2020 meeting

The recommendation from staff would be to have a joint Finance and ED meeting on March 10th to discussion TID edits, hold an ED meeting on March 19th and move the April 7, 2020 meeting up a week to March 31, 2020 to avoid the conflict with Election Day. Rasmussen suggested that if there was not enough material to hold a third meeting then it could be cancelled.

The committee agreed to the suggestions from staff.

Special Instructions or Directives to Staff:

None

Motion by Rasmussen, second by Martens to adjourn the meeting. Motion passed 5-0.

Adjournment Time: 7:06 p.m.