

COMMUNITY DEVELOPMENT COMMITTEE

City of Beaver Dam, Wisconsin 53916
Meeting Minutes of September 24, 2019

The meeting, held in the Engineering Department, Room 113, at the Municipal Building, 205 S. Lincoln Avenue, was called to order at 2:30 by Chairperson David Hansen.

Other Board /Commission /Committee members present: Alderperson Kay Appenfeldt, Community members, Rich Zieman and Ric Fiegel.

Absent and excused: Beaver Dam Chamber of Commerce President Philip Fritsche and Community members Linda Chipman and Pam Korth.

Also present for all or part of the meeting:

Mayor Rebecca Glewen, City Attorney Maryann Schacht, Mary Vogl-Rauscher, Beaver Dam Area Development Corporation Executive Vice-President Trent Campbell, Robert Ballweg, Katherine Teletzke, Craig Warmbold of Good Karma Broadcasting, Cris Higgins of Beaver Dam Daily Citizen and Director of Facilities & Engineering Ritchie Piltz.

1.) Approve minutes of the August 27, 2019 meeting:

A Motion was made by Zieman, and seconded by Fiegel approving the minutes of the August 27, 2019 CDC meeting.

2.) Consider recommendation of the Development Agreement between the City of Beaver Dam and Beaver Dam Cold Storage North, Inc. for the expansion of Cold Storage's current facility by adding a 45,000 square foot addition to its current facility located on Tower Drive in the 151 Business Park:

A Motion was made by Appenfeldt, and seconded by Fiegel recommending approval of the Development Agreement between the City of Beaver Dam and Beaver Dam Cold Storage North, Inc. for the expansion of Cold Storage's current facility by adding a 45,000 square foot addition to its current facility located on Tower Drive in the 151 Business Park.

Beaver Dam Area Development Corporation Executive Vice-President Trent Campbell spoke on Beaver Dam Cold Storage's very successful existing development and its need to expand its facility on Tower Drive. The Development Agreement is incentive driven with guarantees and safe guards for the City included. The expansion has a very conservative TIF increment generation of \$25,000 with a tax rebate capped at \$180,000 based on a Jan. 1, 2021 baseline.

Hearing no other discussion, the amended motion was unanimously carried.

3.) Consider recommendation of Terminating the Downtown Grant Program Adopted by the City of Beaver Dam on April 2, 2012 for use of TID #6 funds for a Target Downtown Area:

A Motion was made by Zieman, and seconded by Fiegel recommending terminating the Downtown Grant Program Adopted by the City of Beaver Dam on April 2, 2012 for use of TID #6 funds for a Target Downtown Area.

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Mayor Glewen spoke on the purpose of abolishing the existing grant program and replacing it with a more flexible program for projects that would be reviewed by the mayor, Trent Campbell, and the CDC Chairperson, and then approved by the CDC and Common Council.

There are no new written guidelines to be followed at this time. It was recommended that a flow chart be developed as a guide to show the review and approval process for openness and clarity.

The sourcing of funds will be from TIF 6 successful project obligations that will be ending. It was also discussed that only sound business projects with City safe guards included would be funded. The City would not be funding property flips.

Hearing no other discussion, the amended motion was unanimously carried.

4.) Consider recommendation of Window and Door Improvements and Grant Funding for PT Community Properties, located at 116 S. Spring Street:

Mayor Glewen presented an application for grant funding for window and door replacements on the building located at 116 S. Spring Street. The grant request is for 50% of the \$18,890 project cost. The mayor spoke on requiring any grant award being tied to replacing the existing sign on the front of the building.

A Motion was made by Fiegel, and seconded by Zieman recommending approval of grant funding in the amount of \$9,445, contingent upon sign replacement, development of the Review Flowchart, and Landmark Commission approval.

Discussions transpired on what is considered maintenance vs an improvement. After further discussions on façade improvements vs building maintenance items, it was decided that Agenda items 4 and 5 to be acted on by the Landmark Commission and then brought back to the CDC for grant funding.

Hearing no other discussion, the motion and second were withdrawn.

5.) Consider recommendation of Window, Door, and Roof Improvements and Grant Funding for PT Community Properties, located at 112 S. Spring Street:

This agenda item was not acted on.

6.) Consider recommendation of Window, Door, Roof, Awning, Painting, Stairs, Gutters, Masonry, and New Landing and Stair Improvements and Grant Funding for Tranquil Healing, LLC, located at 109 Front Street:

A Motion was made by Zieman, and seconded by Appenfeldt recommending approval of grant funding in the amount of \$20,000, contingent upon development of the Review Flowchart, a Developers Agreement, and Landmark Commission approval.

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The building improvement cost is \$52,804 as submitted. The grant funds would be used for front and back façade improvements. The business owner spoke on the type of services that would be offered. It was suggested to develop a mission statement for this new grant. The procedure to be followed was discussed with the need to remain open for clarity. It was then discussed that this grant should not be tied to strict requirements and each project should be judged on its own merits and benefit to the City.

After further discussions, the motion was unanimously carried.

7.) Future Agenda Items:

Update on the various Downtown Rejuvenation projects.

8.) Adjournment

A Motion was made by Fiegel, seconded by Appenfeldt, and unanimously carried to adjourn the meeting at 4:08 p.m.

Respectfully submitted,
Ritchie Piltz, Engineering Coordinator
Recording Secretary