

**VILLAGE OF WAUSAUKEE
SPECIAL VILLAGE BOARD MEETING
WEDNESDAY, JANUARY 6th, 2010
WAUSAUKEE VILLAGE HALL
428 HARRISON AVENUE
5:00 PM
MINUTES**

1. Call to Order – President Townsend called the meeting to order at 5:02pm. The following board members present were Julie Parkansky, Randy Schmidt, Kellen Stumbris, John Ranallo, Rosalyn Figas, and Hilbert Radtke. Also present was resident Ann Hartnell, Jaime Johnson and Tim Polzin from NEWCAP and Clerk Toshia Ranallo.
2. Approval of Agenda – Julie Parkansky made a motion seconded by Hilbert Radtke to approve the agenda. Motion carried.
3. Discussion/Possible Action – Jaime Johnson and Tim Polzin from NEWCAP to discuss additional options for the old school building. – President Townsend stated if NEWCAP can acquire Chuck Edlebeck’s old school property they would tear it down and replace it with green grass and give it back to the Village. Jaime Johnson stated February 17, 2009 President Obama signed the Economic Stimulus Package. She added that part of that package was the Neighborhood Stabilization Program. That money allows non-profit and governmental agencies to purchase foreclosed and/or abandon/blighted properties. These properties can be demolished and then rebuilt for affordable housing units or put up green space and/or whatever the Village is looking for. Johnson stated that her agency came to the Village to look at a building on Tyler Street when they noticed the condition of the old high school. She stated that they approached their executive director in helping the Village with this particular situation. Johnson stated that she has reviewed the Villages minutes on the Website and received a better understanding and the Director has agreed to allow her to submit an application to tear down the building and put up green space. NEWCAP would then deed the property to the Village. Johnson stated that the Village could not sell the property to a profit developer but could give it to a non-profit developer. Hilbert Radtke asked about giving it to NEWCAP. Johnson stated that NEWCAP is a community housing development organization and has access to some funds that are set aside at the state level to build affordable housing units for low to moderate income. Ann Hartnell stated that the Village needs moderate income housing. Johnson stated that they target housing for teachers, fireman, industrial workers, etc. Johnson stated that they do not pay taxes due to the fact they are a non-profit entity therefore tax exempt but they do pay utilities. Johnson added that they can pay the Village an agreed upon payment in lieu of taxes. Johnson stated that the whole project would include the building on Tyler Street as well as the old school building. The building on Tyler Street is a 4 unit apartment and anytime NEWCAP raises a building with multiple units they have to replace it with the comparable amount of units. President Townsend mentioned that the old school property is a total of 4 lots but the building lies on one and part of a second lot. He suggested acquiring all the lots and the Village could possibly put in a playground park and/or develop the remaining lots. Townsend also talked about other properties within the Village. Particularly a burnt property. Johnson stated that NEWCAP would have to purchase these types of properties from a person or bank. Ann Hartnell stated that the burned out house will be

going to the county this summer for delinquent taxes. Johnson said then NEWCAP would be able to purchase it through a land sale. She added the building could be raised and replace with a single family, not a rental property. Johnson stated there is four different ways to spend the package money. Acquisition Rehab and Rental, Acquisition Rehab and Resale, Demolition or Redevelopment. Johnson stated the old school would be considered redevelopment, raising it and rebuild housing. Figas question what would the burnt out house be classified as. Johnson replied demolition and acquisition rehab and resale. President Townsend pointed out that the property would then go back on the tax roll. Johnson said only if there is enough money in the pot. Johnson stated that WEDA has been given part of the NSP dollars to do some modifications for loans for people who are going to be losing their property. She added that some of their other funding has fallen through so that means that money has been seized from WEDA and sent back to the state. Johnson stated that in their region NEWCAP serves 10 counties in northeastern Wisconsin. She added that there is an estimated \$357,000 that has been left over. She said there is also incentive dollars available. That means the NSP project that they have started in year one has to be over 75% completed to be eligible for the incentive dollars. Johnson said there is \$2 million for the entire state but there are not a lot of agencies that have completed at least 75% of their first year NSP project. Our region has, therefore opens the door to the \$2 million. Johnson stated that she and Tim Polzin estimated asking for \$500,000 to raise the 2 buildings and put up a four-plux. President Townsend asked about asbestos. Johnson stated that asbestos will be a huge factor. She said that they would have to notify the contractors to bid stating that all asbestos and lead base paint removal. Johnson stated that the asbestos will have to be removed properly which will get costly. Johnson added that there are approximately 12 certified asbestos removal agencies within the state.

Johnson stated that there are several steps that need to be taken and these steps can run into snags along the way. The first steps if it is approved would be to submit a proposal to the State Department of Commerce, create a budget, get an appraisal, do a statutory checklist (flood plain, next to a highway, etc), an environmental review (background of property), a historical review (because it is over 50 years old) and an archeological review. Stumbris asked for a projected date. Johnson stated it usually takes 4 months. Hilbert Radtke made a motion seconded by Julie Parkansky to give Jaime Johnson and Tim Polzin from NEWCAP all the support and material needed for the demolition of the old school building. Motion carried.

4. Discussion – Targeted Assessment Grant Update – On hold there is no deadline.
5. Audience to Anyone Wishing to Speak – none
6. Adjourn – Julie Parkansky made a motion seconded by Kellen Stumbris to adjourn the meeting at 5:47pm. Motion carried.

Posted on (January 11, 2010)

At (2:00 PM) by (TR)

NOTICE IS HEREBY GIVEN THAT SOME VILLAGE BOARD MEMBERS WHO ARE NOT MEMBERS OF THIS COMMITTEE MAY ATTEND THIS COMMITTEE MEETING SO AS TO CONSTITUTE A QUORUM AND A MEETING OF THE VILLAGE BOARD. ANY SUCH BOARD MEMBERS ATTENDANCE WILL BE EXCLUSIVELY FOR INFORMATION PURPOSES, DISCUSSION, AND/OR RELATED PURPOSES. THE VILLAGE BOARD WILL NOT TAKE ANY OTHER ACTION AT THE COMMITTEE MEETING.

PLEASE NOTE: UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR ADDITIONAL INFORMATION OR TO REQUEST THIS SERVICE, PLEASE CONTACT THE VILLAGE CLERK WITHIN TWO BUSINESS DAYS PRIOR TO THE MEETING SO THAT ANY NECESSARY ARRANGEMENTS CAN BE MADE AT (715) 856-5341.