

## DRAFT

**MINUTES OF THE FEBRUARY 19, 2024, COMBINED MEETING OF THE PROPERTY AND COMMUNITY DEVELOPMENT COMMITTEES.** Following special Council meeting. Members present: A. Christianson, J. Hoover, M. Hraban, N. Johnson, Dr. S. Weiss. Others present: Adm. Christianson, DPW Gorseger, Mayor Grotzinger.

### **Call to Order:**

CD Chair Christianson called the meeting to order.

### **Shipping Containers:**

There was discussion of potential adaptive uses of steel RR shipping containers for a variety of purposes ranging from yard barns and houses to commercial ventures. One storage shed was recently approved as it seemed to meet yard barn requirements and no prohibition on that exists at this time. There seemed to be a consensus that these should not be allowed in residential settings, but that there might be situations where they could be used in commercial settings with benefit of conditional use permits from the Planning Commission. Some language will be drafted for review by the Legal Affairs Committee.

### **Farmers Market Children's Area:**

Adm. Christianson reported that Melissa Rudack has proposed creation of a small children's play area in close proximity to the farmer's market. A map was presented illustrating a possible two-part location. A cost estimate of \$14,300 from Anderson Landscaping was also provided. A motion was made by Wiess, seconded by Hoover and carried by voice vote to recommend that the Council approve the Anderson proposal provided, however, that the project is determined to be in keeping with the City-County agreement covering ownership and maintenance of that overall parking area. Alternately, approval could be added by mutual agreement. Mr. Hoover noted dislike for use of chain link fence in the central business district.

### **In-Fill Housing:**

Adm. Christianson described a potential project to involve creation of additional affordable housing through a combination of the following or other means:

- \*Acquisition and removal or upgrading of vacant and deteriorating houses for resale.
- \*Purchase of vacant lots and placement of new modular homes of them for resale.
- \*Resale of any upgraded or new houses to generate monies to continue program.
- \*City might absorb land costs to keep prices down, while covering this from increased taxable values on new or upgraded dwellings.

Rehab can be less costly than all-new construction, depending on initial purchase price and adding housing on existing serviced lots can reduce the cost of providing needed utilities.

### **Industrial Building Plans:**

Adm. Christianson called attention to three Proposals received from Ayres Associates, MSA and SEH to design an approximately 20,000 sq. ft. in-fill industrial building to be constructed between two existing buildings located at 501 Doughty Rd. and 1402 Jez Road, which were constructed at the same elevation and directly in line with each other to enable this very arrangement. The newer of the two existing buildings was put up in 2008, so this idea has been around at least that long. He went on to explain reasons he felt the Ayres proposal, in the amount of \$ is best. While it could be argued that co-owner Rusk County should participate it was suggested that the City proceed with the work as cost to TIFD #14 for the following reasons:

\*Time is of the essence as there is a business expansion under consideration at this time that could necessitate having this space available for it to work out.

\*The City has found in recent years that, although 60,000 sq. ft. buildings are very expensive, there aren't many that size available, so the market for them is good. The buildings acquired by Henry Repeating Arms and Centerline were cited as examples.

**Downtown Promotion During Miner Ave. Reconstruction:**

A Proposal from the Chamber of Commerce was reviewed wherein a pair of regional radio stations would advertise access to Miner Ave. businesses an estimated 2,000 times for \$5,000. While the Chamber suggested splitting the cost with the City, Adm. Christianson recommended the City pick up the full tab. Motion was made by Hraban, seconded by Johnson to recommend Council approval and to recommend seeking similar proposals from local media.

**Closed Session:**

The committees did not go into Closed Session, but Council member Christianson did describe how a debt free City-owned rental dwelling might be temporarily or permanently conveyed to another entity to generate funds to donate to benevolent organizations.

**Adjourn:**

Upon motion by Johnson, which was seconded by Hraban and carried by voice vote to adjourn at 7 p.m.