

MINUTES OF THE AUGUST 11, 2025, JOINT MEETING OF THE COMMUNITY DEVELOPMENT AND PROPERTY COMMITTEES. 4:45 p.m. Council Chamber. Members present: Christianson Sr., J. Hoover, J. Kenyon. Others present: Adm. Christianson, Mayor Grotzinger.

**Call to Order:**

CDC Committee Chair Christianson called the meeting to order.

**Business Assistance Requests:**

Adm. Christianson reviewed two applications from developer Wayne Stoll for assistance from the Business Development Fund. The first of these seeks to be used on a project to drainage and safety improvements at the business complex (strip center) at 810/820 Miner Ave. W. The need for these was well explained in the application seeking \$17074. It was noted that the maximum eligible against the total project cost of is 33% of that or \$15,792.08. Motion was then made by Kenyon, seconded by Hoover and carried by voice vote to recommend Council approval of an award of \$15,792.08.

The second of these seeks \$30,000, the maximum allowed, toward a project involving a major remodeling and exterior facelift of property at 818 Lake Ave. W. to serve as Stoll's new real estate office. The total project cost is \$151,382.99. This nearly completed project was also well explained. Motion was made by Kenyon, seconded by Hoover and carried by voice vote to recommend Council approval of the request. Concern was previously expressed over the brevity of the project narrative and the amount of funds for paving.

A third application from the owner of Flambeau Auto Expo was reviewed for a second time. This application seeks maximum assistance of \$30,000 toward a total project cost of \$101,331.99 to help cover costs of exterior improvements including removal of deteriorated buildings, facelift of a storage building, new parking lot paving and lighting. Motion was made, seconded and carried by voice vote to recommend Council approval of this request despite what seemed to be an overly simple project description.

A fourth application is on file, but not yet deemed complete.

**Map Mural:**

There was discussion of the status of a wayfinding map of key facilities in the City proposed to be installed on an existing mural frame on the east side of the Connections store. Mr. Parker, who is believed to have more details was not present. The map could include a QR code to link those interested to additional information on-line. This does raise possible security concerns.

**Residential Infill Project:**

Chair Christianson advocated for creation of a residential infill project that would see new doublewides or similar modest homes on currently vacant lots where there were previously dwellings that were removed. There seem to be a large number of these in the SE part of the

City, in particular. He will develop a list of addresses of these properties. He advocated that the city acquire some of these lots as inexpensively as it can, install utility laterals, if needed, remove hazard trees and resell them for One Dollar each to developers who commit to putting new homes on them. This approach was used successfully with a handful of lots in the 1980s. It results in creation of additional tax base without incurring the cost of constructing new streets or utility mains.

#### Population Decline:

Committee Chair Christianson stated that perhaps the biggest issue facing the City, County and at least the northern part of the State is population decline which, he added, gets little attention, but there are no easy solutions. He repeated that one way to address this in the City is to develop more additional affordable housing, but added that may only serve to shift the issue onto rural dwellers. The seeming cause is birthrates which are not keeping up with death rates. This may be due to the cost of raising children. He didn't stop until the Mayor picked up the gavel to open the Council meeting.

#### Adjourn:

The meeting was adjourned at 5:15 as the Mayor raised the gavel to call a City Council meeting to order.