

FINANCE/PURCHASING & BUILDING COMMITTEE
April 13, 2021

A meeting of the Finance/Purchasing & Building Committee was called to order at 4:00 pm by Chairperson Bacon in the Council Chambers, City Hall. Roll call: Alderpersons Bacon, Wiederanders and Williams were present. Also present: Mayor Ward, Alderperson Gustafson, City Treasurer/Finance Director Clarizio, Municipal Services Director Barker, Community Development Director Olejniczak, and Office Accounting Assistant II Metzger. City Administrator VanLieshout entered at 4:14pm.

A motion was made by Alderperson Wiederanders, seconded by Alderperson Williams to adopt the following amended agenda:

1. Roll call.
2. Adoption of agenda.
3. Public comment on agenda items and other issues related to finance & purchasing.
4. Consideration of: Award of Bid for Otumba Beach Improvements.
5. Consideration of: Services agreement with Forth Infrastructure and Environmental, LLC.
6. Consideration of: Financial Incentives/Purchase of Land for Housing Projects.
7. Convene in closed session in accordance with the following exemptions:
 - Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Wis. Stats. 19.85(1)(e)
 - a. Consideration of: Financial Incentives for Proposed Housing Development (Wallace Enterprises, Inc. site)
 - b. Consideration of: Acquisition of Real Estate for Redevelopment Purposes.Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Committee may adjourn in closed session.
8. Review bills.
9. Adjourn.

Carried.

The following spoke during public comment on agenda items and other issues related to finance & purchasing: Chris Kellems 120 Alabama Street.

Consideration of: Award of Bid for Otumba Beach Improvements:

Municipal Services Director Barker presented the bids for the Otumba Beach improvement project. The four bids received ranged for \$152,512.00 to \$176,996.96. The lowest bid from Great Lakes Grading and Excavation in the amount of \$152,512.00 is a Sturgeon Bay company.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to accept the bid from Great Lakes Grading & Excavation in the amount of \$152,512.00 for the Otumba Beach improvement project. Carried.

Consideration of: Services Agreement with Foth Infrastructure and Environmental, LLC:

Municipal Services Director Barker explained that Foth Infrastructure and Environmental, LLC has been the main engineering company for the Bradley Little Lake project at Sunset Park. The project has approximately \$100,000 in unspent grant funds that could be redirected towards shoreline restoration and

native revegetation of Bradley Lake. Mr. Barker stated to reallocate the grant awards Foth is proposing a fee in the amount of \$13,132.50.

Moved by Alderperson Wiederanders, seconded by Alderperson Williams to recommend to Common Council to approve the services agreement with Foth Infrastructure and Environment, LLC in the amount of \$13,132.50 for the reallocation of grant awards for Bradley Lake. Carried.

Consideration of: Financial Incentives/Purchase of Land for Housing Projects:

Community Development Director Olejniczak began the discussion informing the Committee that the City routinely receives questions from prospective developers inquiring about incentives. The costs of putting in infrastructure, construction materials and labor are so high that development isn't cost effective without municipal incentives. The City may need to consider the option of incentives for workforce housing developments. Mayor Ward explained that previously municipalities purchased land, added infrastructure of sewer/water, roadways, etc. and waited for development but that approach has changed. Housing is in high demand and supply is limited. The City will need to take a proactive approach, move forward with a strategy for development. Mr. Olejniczak stated that most of the housing development projects in the City the land sold below market value which helped with development costs or the infrastructure was already in place. The City is running out of this type of situation and may need to consider purchasing properties to offer developers or consider other incentives such as putting in the infrastructure then special assessing, deferring or waiving the cost if the development is for workforce housing. The Committee discussions focused on the need for a strategic approach for development that may include buying up properties, maximizing current infrastructure and the option of tax increment financing. They also discussed concerns of population density and over building in neighborhoods.

Moved by Alderperson Bacon, seconded by Alderperson Williams to direct Staff to move forward with show of support for financial incentives/purchases of land for housing projects. Carried.

After Alderperson Bacon announced the statutory basis, it was moved by Alderperson Wiederanders, seconded by Alderperson Williams to convene in closed session. Roll call: Alderpersons Bacon, Wiederanders and Williams voted aye. Carried. The meeting moved into closed session at 4:57 pm. The meeting reconvened at 5:40pm.

Review bills

Moved by Alderperson Wiederanders, seconded by Alderperson Williams to approve the bills as presented and forward to the Common Council for payment. Carried.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to adjourn. Carried. The meeting 5:42pm.

Respectfully submitted,

Tricia Metzger