

FINANCE/PURCHASING & BUILDING COMMITTEE
October 25, 2022

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, and Wiederanders were present Alderperson Williams was excused. Also present: City Administrator Van Lieshout, City Treasurer/Finance Director Clarizio, Community Development Director Olejniczak and Office Accounting Assistant II Metzger. Alderperson Williams entered at 4:06pm.

A motion was made by Alderperson Wiederanders, seconded by Alderperson Bacon to adopt the following agenda.

1. Roll call.
2. Adoption of agenda.
3. Public comment on agenda items and other issues related to finance & purchasing.
4. Consideration of: Development Incentives for Estes Investments, LLP.
5. Consideration of: Annexation Petition by Mark and Cindy Kerscher for parcel numbers 020-01-13272522A-C in the Town of Nasewaupee.
6. Review bills.
7. Adjourn.

No one spoke during public comment on agenda items and other issues related to finance & purchasing.

Consideration of: Development Incentives for Estes Investments, LLP.

City Administrator Van Lieshout stated, Estes Investments LLP is proposing to build a multi-family residential development on property located on 14th Avenue, once the site of a former fruit processing facility. The proposed 22-unit, \$3.5 million project is expected to have an assessed value of approximately \$2,200,000 that would generate \$17,500 annually in property tax. Due to the high construction costs and added cost of extending sanitary sewer and water lines to the development site, without assistance the project is unfeasible. He stated the City is proposing to utilize approximately \$163,000 of ARPA funds for the sanitary sewer and water mains extension. The City would reimburse Estes for the cost of the extension work after the development is built and occupancy is obtained. Community Development Director Olejniczak commented, that Estes approached the City with plans to improve this site. They wanted to put commercial storage units on the back half of the property and apartments on the front half but the without assistance the project is not cost effective. A development incentive package was presented.

Moved by Alderperson Wiederanders, seconded by Alderperson Williams to recommend to Common Council to approve the following development incentives for Estes Investment, LLP:

- Estes Investment, LLP would be responsible for the design of the sewer/water extensions.
- City and Sturgeon Bay Utilities would seek approval of the extensions through the Wisconsin DNR
- Estes Investment, LLP will bid and contract for the construction of the mains, subject to City approval of the final bid amount
- Estes Investment, LLP will construct the apartment building after receiving all necessary zoning approvals and building permits.
- Upon issuance of an occupancy permit for the apartment building, City will reimburse Estes Investment, LLP for the installation costs of the sanitary sewer and water mains.

Carried.

Consideration of: Annexation Petition by Mark and Cindy Kerscher for parcel numbers 020-01-13272522A-C in the Town of Nasewaupee.

City Administrator Van Lieshout commented the Plan Commission has reviewed and approved the annexation request. If this Committee approves the annexation it will move forward to the Common Council for approval. Community Development Director Olejniczak stated the Finance Committee is reviewing the annexation for costs incurred for governable services such as police/fire response, street cleaning, snow plowing etc.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve the annexation with Mark and Cindy Kerscher for parcel numbers 020-01-13272522A-C. Carried.

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 4:21pm.

Respectfully submitted,

Tricia Metzger