

Community Development Authority of the City of Neenah
March 3, 2025 - 4:00 PM
Hauser Room, City Administration Building

Present: Board Members: Tom Martin, Ald. Lee Hillstrom, Ald. Tami Erickson, Pete LeCompte, Grant Birtch, John Ahles, and Michelle Bauer. Also Present: Executive Director Chris Haese, Deputy Director Brad Schmidt, Community Development Specialist Samantha Jefferson, Ald. Cari Lendrum, Attorney Dave Rashid, Flo Bruno (1002 E. Forest Ave), and Frank Cuthbert (1533 Fallow Drive).

Approval of October 7, 2024 meeting minutes:

MSC Hillstrom/Ahles, the CDA to approve the meeting minutes of October 7, 2024. All voting aye.

Public Appearances: Flo Bruno (District 1) and Frank Cuthbert (District 3) introduced themselves. Both are running for City Council.

Redevelopment Project Updates:

Executive Director Haese is retiring after 34 years at the City of Neenah (15 of these as Community Development Director and Executive Director of the CDA). His last day is March 4th. Deputy Director Schmidt will step in as Interim Director until a new director is found. The CDA thanked Executive Director Haese for all his hard work and dedication to Neenah.

Executive Director Haese gave updates regarding CDA projects and other items of interest.

2405 Schultz Drive and site to the south: This site has been fully cleaned, and wetlands have been cleared on the site to the north of this property. It is a closed site but there are conditions that must be met if areas are excavated in the future.

Donaldsons: There will be closure of one driveway at Cranky Pat's as S. Commercial Street is being reconstructed. Executive Director Haese has been hesitant to recommend that the CDA take ownership of the Donaldsons site without a lease agreement with Cranky Pat's.

RGL: Member Hillstrom asked if the second phase of the RGL project is still planned. It is still planned for Fall 2026 or Spring 2027. Regarding the change in development start dates, an addendum could be done to current agreements if needed. Originally, the TIF analysis showed an increment of \$12M for the first phase, \$12M for the second phase, and \$12M for the site to the north. Now, the first phase is expected to have an increment of \$20M. Staff has been discussing the northern site with a business for over a year. Clarity about this project is expected in April. Staff is optimistic that this will come to fruition.

Arrowhead Master Plan: Staff is closer to fully preparing documents for grading and utility approval with the DNR.

Housing Study: Deputy Director Brad Schmidt briefly discussed that a draft of the housing study has been sent to staff from the consultant, Stantec. This document will be an agenda item at Plan Commission on March 11th and Council on March 19th. CDA is the housing authority of the city and the Plan Commission will be the steering committee for this project. A community survey was conducted as part of this study and developers were asked for input as well.

This study looked at a full range of housing. Some highlights include that 960 new housing units are suggested in the next ten years and that includes all types of housing. Household size is decreasing, and the median age is decreasing.

Parking: The difficulty with the construction of a parking ramp is determining when the best time will be. The demand for parking may be low for some time due to companies continuing work-from-home policies for the foreseeable future. Director Haese suspects that the city will see more supply than demand but at some point, that will change. Potentially, this would indicate that the city should build a smaller structure with the opportunity to build additional floors above if needed.

Shattuck School Property: At this point, there is no new news on this property. Staff has seen a conceptual plat for the property south of Lauden. The next steps are fully up to the owner.

Adjournment: The meeting was adjourned at 4:40 p.m. **MSC Ahles/Hillstrom. All voting aye.**

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read 'Samantha Jefferson', written in dark ink.

Samantha Jefferson
Community Development Specialist