

**SPECIAL JOINT MEETING OF THE COMMON COUNCIL  
AND THE REDEVELOPMENT AUTHORITY**

**November 9, 2017**

The Common Council of the City of Richland Center, Wisconsin, met in the Council Room of the municipal building on Thursday, November 9, 2017 commencing at 7:00 P.M. for a special meeting, Mayor Paul F. Corcoran presiding. Alderpersons Dan Schweinefus, Marsha Machotka, Diane Cox, Travis Wertz, Michael Kaufman, Kathy Troxel, and John Collins were present. Justin Lockwood was in the audience for the first presentation and joined the Council desk for the second presentation. From the RDA Bruce Kaasa, Keith Behling, Barb Shannon, Marsha Machotka, John Collins, and Ray Wilson were present. Vern Gieshert was absent. Mayor Corcoran called the meeting to order and ascertained from the Clerk that the meeting was properly noticed.

**POSSIBLE MOTION TO GO INTO CLOSED SESSION PER 19.85 (1) (E) FOR DELIBERATING OF OR NEGOTIATING POSSIBLE DEVELOPER AGREEMENT, THE SALE OF CITY PROPERTY, AND POSSIBLE INVESTMENT OF PUBLIC FUNDS REGARDING BEAR DEVELOPMENT AND TNT GYMNASTICS PROPOSALS:**

**The meeting was held in open session.** The first person talking was Tracey Troxel from TNT Gymnastics who would like to purchase the half block just north of Our House Senior Living. She currently owns two locations with Prairie du Chien being new construction and Waukon, Iowa was purchased while under construction and she has been in business in Richland Center for 18 years. She holds competitions for all events that draws 200-225 people. Richland Center is the central location between all of the gyms that compete. Barb Shannon arrived at 7:15. Ms. Troxel explained that many competitions are held at high school gyms and if she has a gym of her own there could be additional competitions and less work to haul equipment to other locations. She would hold 2 competitions each year at the new location she intends to build and showed an idea of a building. Bruce Kaasa stated the type of construction she is showing looks like a pole building and that is not within the design for this location. He felt the RDA needs to look back at the design specifications but he is not opposed to the project and felt it is a good use of the land. Mayor Corcoran asked if anyone was opposed to the concept and no one spoke. Another RDA meeting is planned to discuss this at 7pm on November 30<sup>th</sup>.

Justin Lockwood joined the meeting.

Mr. Joe Schwenker from Bear Development in Kenosha talked about the possibility of constructing a 32-34 unit on the property next to the bowling alley. It would be 4 stories with 64 parking stalls. They will use WHEDA tax credits which are only allocated once per year and the application is due by December 8<sup>th</sup>. He presented a couple things they are asking of the City which are \$900,000.00 of affordable housing funds, to complete the Request for Qualifications, and to purchase the land for \$1.00. The rent is income based for households typically between \$15,000 and \$45,000 per year with rents being \$300-625 for a 1-bedroom, \$450-650 for a 2-bedroom and \$650-700 for a 3-bedroom apartment. The cost to construct the building would be approximately \$6 million dollars. Keith Behling asked if any apartments could be used for extended stay and the answer was not under the WHEDA program. He said the assessed value is by the income approach which is about \$350 per unit per year with a total of \$11,200 for the taxes. Clerk Jones stated the City usually collects about 25-30% of the total. They will install a vapor mitigation system and work with the DNR for the contamination and the DOT for highway access.

A member of the RDA mentioned they thought there was a height limit of 2 or maybe 3 stories in their design standards. Travis Wertz left the meeting and stated he was in favor of the project and thought we should move forward with it. The RDA stated the site was planned for a hotel. Mr. Schwenker said Bear Development constructs hotels and that they only look for sites with a huge employee base in the downtown and next to an interstate. He stated for the construction they are the general contractor and hire local sub-contractors. The WHEDA application is due December 8<sup>th</sup>, credits are allocated in March and he thought they could start in the summer with construction being typically 10-12 months. It was decided to have the RDA look for the design standards and hold a meeting on November 13<sup>th</sup> at 6pm and there would be an agenda item on the November 21<sup>st</sup> Council meeting.

**ADJOURN:** Motion by Kaufman, second by Schweinfus to adjourn. Motion carried for the Council. Motion to adjourn by Behling and the second was made by Wilson. Motion carried at 8:25 p.m.

Minutes by Melinda D. Jones, City Clerk / Treasurer

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Mayor, Paul F. Corcoran

Attest:

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City Clerk / Treasurer Melinda D. Jones