

# Common Council Minutes

City of Brodhead - 1111 W 2<sup>nd</sup> Avenue – City Council Chambers & GoToMeeting

Monday September 28, 2020 7:00 PM

## 1) Roll Call

Mayor Nyman called the meeting to order at 7:02 pm. Roll calls shows Alderperson Huffman, Lowery, Naramore, Fox, Menzel, Schadewaldt are present.

Present at City Hall: Mayor Nyman, Alderperson Naramore, Lowery, Clerk Wahl, Cara Carper

Present by video and phone: Alderperson Fox, Huffman, Lowery, Naramore, Menzel, Chief Hughes, Treasurer Miller, Attorney Faust, Dan Nelson, Tom Landgraf

## 2) Affordable Housing Collaboration Discussion

### a) Economic Development

#### i) Dimension Development (15 minutes allowed)

Tom Landgraf presented on Affordable Housing. The lead developer would be Southwest Community Action Program (SWCAP). He presented on the project timeline, economic impact, and funding. This would be a part of a WHEDA Rural Affordable Workforce Housing grant application with several other Southwestern Wisconsin communities. Grant application deadline is December 11, 2020, and deadline to identify local property for the project is October 31, 2020. Tom stated that this would be a PILOT (Payment in lieu of taxes) affordable housing. This means that the City would get its part of the property tax and the county, Blackhawk Tech, and the school district would not receive any payment.

#### ii) Committee comments (10 minutes allowed)

Lowery presented on what the positive financial impact would be on the city of Brodhead.

### b) Finance Committee

#### i) Dan Nelson's presentation (15 minutes allowed)

Dan Nelson presented on possible funding sources to help pay for the City's part of the project. Possible sources would require either using the General fund balance or finance by doing a taxable General Obligation debt borrowing package. The property would be tax-exempt and would not be counted towards the net new construction. Dan was skeptical with the City's future budget due to Covid-19. State budget cuts could impact the City's budget over the next few years. The City could use its General fund balance to help weather the uncertainty with the upcoming budget years, but if we use the General fund to purchase land and/or improvements it would weaken the General fund. Dan felt if the property was going to be bought that an independent appraisal needed to be completed to determine the fair market value. He suggested that it needs to be determined who was responsible for paying for the private laterals to the improvements and who would be responsible for collecting delinquent water, light, sewer utilities since there is no tax bill.

#### ii) Committee comments (10 minutes allowed)

Huffman stated that he agreed with Dan Nelson's concerns with the finances.

### c) Council Questions & Discussion

Council members asked questions to both Dan Nelson and Tom Landgraf regarding project details.

## 3) Mayor Report

### a) Future Agenda Items

#### i) Discussion and possible action Next Council Meeting Monday, October 12, 2020 at 7:00 pm

## 4) Closed Session

### a) Per WI State Statutes Section 19.85(1) (e) 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. Re: Affordable Housing

Return to Open Session

Possible Action from Closed Session

Motion by Fox to enter close session at 8:27 p.m. Seconded by Naramore. Roll call council five ayes. Motion carried.

Motion by Fox to return from close session at 9:30 p.m. Seconded by Lowery. Council five ayes. Motion carried

## 5) Adjourn

Motion to adjourn by Fox. Second by Naramore. Council five ayes. Adjourned at 9:31 p.m.

Mayor Nyman, Approved this 12th day of October, 2020.

Nikolai Wahl, City Clerk