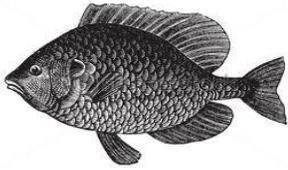


PUBLIC PROPERTY MINUTES “With Full Board”

Thursday – February 26, 2015

6:00 p.m. @Village Office

7505 Main Street West, Webster, WI



VILLAGE OF WEBSTER

- I. **CALL TO ORDER** – Chairman, Tim Maloney; called the meeting to order at 6:00 p.m.
- II. **PRESENT** – Village President, Jeff Roberts; Chairman, Tim Maloney; and Member, Greg Widiker. Also Present: Trustee, Charlie Weis; Trustee, Darrell Sears; Dave Rasmussen, MSA and Clerk-Treasurer, Patrice Bjorklund. Absent: Trustee, Kelsey Gustafson.
- III. **DISCUSSION OLD HIGH SCHOOL BUILDING USE** – Chairman, Maloney discussed with the board as well as Dave Rasmussen, St. Croix Regional Medical Center’s proposed new clinic. The clinic had approached the village board last year to see if they had property available for a new facility that is slated to possibly be built in the next few years. At that time, the board had property, but it did not meet the requirement by the medical center in regards to distance from the existing center. There was discussion to approach Wayne King who owns the old Webster High School Building to see if there was a possibility to build there. The distance requirement would be met up to the adjoining tennis court property. The village did ask Mr. King about this possibility and he allowed the village board members to tour the building after the meeting with St. Croix Regional. There had been tentative discussion to look into the village possibly purchasing the building for a small price. Mr. King had also discussed donating the building to the village. At that time, there was discussion of doing an environmental study to see if there were issues before purchasing or accepting the building as a donation. Village President, Roberts spoke with Mr. King before tonight’s meeting and he still wished to donate the building to the village. Chairman, Maloney opened discussion with Dave Rasmussen to see what funding opportunities are available for this possible project. Dave asked the board if they would acquire the property. Consensus of the board would be to do a Phase I Environmental Study before they proceeded with the donation. They want to make sure the property has no issues that they are not aware about, Chairman, Maloney noted. Village President, Roberts reiterated a previous discussion with Mr. King that he has documentation that the asbestos in the building had been abated. Dave stated that this would be good information to obtain from Mr. King to show Brian Hegge, Environmental program Manager of MSA. He would be the Project Manager who would be working on the study. Depending on the results obtained, this could have an impact of costs for the study. Dave also asked the board if they take acceptance of the property, will the building be demolished or renovated. The board as well as St. Croix Regional Medical Center would like to see the building razed. The medical center would build a brand new facility. Trustee, Maloney asked if there were grant monies available for the study. Dave stated there was, however; this would change the scope of the project. Would the village need monies for the study, demolition, etc.? Approximate cost for the study would be \$8,000.00 or much less depending on asbestos discovery Dave stated. Dave also asked the board if they would be interested in creating a TIF District for this area. If the village did so, the tax dollars generated would help offset the cost of the study and demolition costs. Dave also noted that the tax dollars obtained from this TIF District could help out the other TIF District the village currently has. One TIF District can be a donor to another TIF District he stated. It would be a good idea to reclassify the older 2005 TIF District a distressed TIF District to do so. That district will be done in 10 years he stated. There are grants available, however; the deadline for

filing through the CDIP – Wisconsin Economic Corporation Grant is fast approaching in April 2015. The filing for this grant is 3 times a cycle which would be April, September and December. The funds available are \$4 ½ million dollars statewide yearly. The way the grant is set up, is 75% match is private and 25% match is public (or the village share) to obtain funding. The WEDC (Wisconsin Development Economic Corporation) Brownfield Program Grant could help with some of the assessments (Environmental Studies) Dave noted. Village President, Roberts thanked Dave for coming to the meeting and helping the board with the information he provided. The board will look into pursuing the options and discuss at a future meeting. Village President, Roberts will contact Mr. King or Mr. Estridge to have them participate at that meeting as well as provide abatement documentation he stated. He will keep the board, Dave Rasmussen and Brian Hegge apprised when a date is set.

- IV. **NEW OFFICE SPACE FOR VILLAGE OFFICE, POLICE DEPARTMENT AND BOARD ROOM DISCUSSION** – Chairman, Maloney noted that there is \$50,000 put into the Replacement Fund for the 2015 Budget for Office Space or possibly other uses. Village President, Roberts stated that we need to move forward and do something and \$50,000 is a good start he noted. Trustee, Weis stated that he would like to see a standalone building by the Gandy Dancer Trail facing the north. He would like the public to see the building off of Main Street and have it be an attractive building the community would be proud of. Member, Widiker agreed. Clerk-Treasurer, Bjorklund had provided pictures of Morton Buildings and Lester information as well. Village President, Roberts liked the idea of discussing this with a Lester Representative. The representative had spoken with Bjorklund his willingness to come to a board meeting to discuss what they do. The board agreed. Village President, Roberts will be in contact with the representative from Lester and set up a Public Property Meeting after an appropriate date is established. The board will meet to discuss further options in regard to steel buildings or site constructed buildings at a later date.
- V. **MOTION TO ADJOURN** – Motion to adjourn the Public Property Meeting at 6:55 p.m. was made by Member, Widiker; seconded by Trustee, Weis. **Motion carried 5-0.**

Respectfully submitted,

Patrice Bjorklund

Clerk-Treasurer

February 27, 2015

***These minutes are subject to approval at next month's Regular Meeting.