

CITY OF SHEBOYGAN

REQUEST FOR FINANCE AND PERSONNEL COMMITTEE CONSIDERATION

ITEM DESCRIPTION: 2023 – 2027 City Development Department Capital Improvement Program Submissions

REPORT PREPARED BY: Chad Pelishek, Director of Planning & Development

REPORT DATE: April 7, 2022

MEETING DATE: April 11, 2022

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The Department of Planning and Development has prepared eight capital improvements for 2020 Capital Improvement Program. The projects include:

Project No. 1: 2023 Gartman Farms Land Acquisition- Installment 2 of 5 – Under the terms of the sale agreement for the purchase of the Gartman Farm, the City needs to make 4 additional payments towards the purchase. The payment in 2023 for \$693,750 would come from the Affordable Housing Fund Balance.

Project No. 2: 2023 Gartman/Poth Farms Single Family Housing Engineering – These funds would be used towards the required infrastructure engineering to install utilities, storm water improvements and streets to serve developments on this parcel. The budgeted amount is \$250,000 and would come from the Affordable Housing Fund Balance.

Project No. 3: 2024 Gartman Farms Land Acquisition- Installment 3 of 5 – Under the terms of the sale agreement for the purchase of the Gartman Farm, the City needs to make 4 additional payments towards the purchase. The payment in 2023 for \$693,750 would come from the Affordable Housing Fund Balance.

Project No. 4: 2024 Gartman/Poth Farms Single Family Housing Construction – These funds may be used as an incentive to a developer towards the costs associated with construction of utilities and streets for housing development in order to keep the costs lower to provide affordable housing. Funding in the amount of \$2,000,000 would come from fund balance of the Affordable Housing Fund.

Project No. 5: 2025 Gartman Farms Land Acquisition- Installment 4 of 5 – Under the terms of the sale agreement for the purchase of the Gartman Farm, the City needs to make 4 additional payments towards the purchase. The payment in 2023 for \$693,750 would come from the Affordable Housing Fund Balance.

Project No. 6: 2025 Gartman/Poth Farms Single Family Housing Construction – These funds may be used as an incentive to a developer towards the costs associated with construction of utilities and streets for housing development in order to keep the costs lower to provide affordable housing. Funding in the amount of \$1,500,000 would come from fund balance of the Affordable Housing Fund.

Project No. 7: 2026 Gartman Farms Land Acquisition- Installment 5 of 5 – Under the terms of the sale agreement for the purchase of the Gartman Farm, the City needs to make 4 additional payments towards the purchase. The payment in 2023 for \$693,750 would come from the General Fund Fund Balance.

Project No. 8: 2027 Indiana Avenue Gateway Entrance Signage – The Master Plan included gateway district entrance signage over the street at the intersection of the S. 14th Street and Indiana Avenue to announce the district. The budget is \$250,000 and would be funding from TIF 17 Fund Balance.

STAFF COMMENTS:

All of these projects are based around economic development projects and providing additional housing options and reinvesting in our central city commercial districts. Staff recommends the committee support and approve these projects through the budget process.

ACTION REQUESTED:

For discussion purposes only.

ATTACHMENTS:

I. 2023 – 2027 Capital Improvement Program Summary