

**CITY OF SHEBOYGAN
RESOLUTION 197-23-24**

BY ALDERPERSONS DEKKER AND PERRELLA.

MARCH 25, 2024.

A RESOLUTION authorizing the appropriate City officials to file an application with the Wisconsin Economic Development Corporation (WEDC) for an Idle Sites Redevelopment Program Grant and execute documents necessary to accept grant funds, and designating local matching funds as required by the program.

WHEREAS, the Idle Sites Redevelopment Program (Program) offers grants to Wisconsin communities to implement redevelopment plans for large commercial, institutional, or industrial sites that have been idle, abandoned, or underutilized for a period of at least five years; and

WHEREAS, eligible applicants for grants under the Program are required to provide an officially approved resolution that describes the project and its goals, anticipated outcomes, project timeline, and actions, obligations, and investments necessary to achieve redevelopment; and

WHEREAS, it is appropriate to suspend the rules and adopt this resolution immediately due to the fact that the grant application deadline is April 1, 2024, and the City Attorney's office did not learn of this deadline until March 15th which was too late to add a resolution to the March 18th Common Council agenda.

WHEREAS, environmental contamination has been identified on properties located in the 500 and 600 blocks of N. Commerce Street and 1134 Pennsylvania Avenue (Tax Key Nos. 59281501560, 59281501550, 59281501540, 92532355, 59281501630, 59281501610, 59281501620, 59281501600, and 59281501640); and

WHEREAS, in order for redevelopment to occur, there is a need for environmental remediation on to be done on said property; and

WHEREAS, if approved, the City will receive up to \$250,000 for environmental remediation of said property; and

WHEREAS, said remediation will allow for a development project adding 271 residential units—a project which will be the catalyst integral to the City of Sheboygan's Riverbend Neighborhood Plan intended to rejuvenate an area adjacent to downtown Sheboygan that spans almost 4,700 feet of frontage along the Sheboygan River; and

WHEREAS, the development project will help address the housing crisis in our community and the demand for housing made by local businesses using property in the heart of the city; and

WHEREAS, the value to the City for the project is anticipated to approach or exceed \$60 million; and

WHEREAS, construction is to commence on or before October 1, 2024, and shall be completed with occupancy available by December 31, 2026.

WHEREAS, matching funding for the City's portion of the cost of remediation (which will exceed \$750,000) is available through the TID 21 Fund; and

WHEREAS, no portion of any grant assistance or matching funding will be used for (a) past costs; (b) in-kind contributions; (c) new construction; (d) indirect construction costs; or (e) environmental work occurring on properties in which the current owner caused the contamination of the site.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council authorizes the appropriate City officials to file an application with the Wisconsin Economic Development Corporation (WEDC) for an Idle Sites Redevelopment Program Grant and to execute documents necessary to accept grant funds.

BE IT FURTHER RESOLVED: That the Common Council hereby directs the Finance Director to designate a minimum of \$750,000 of funds for the required local match, to be paid from Account No. 421-421660-531100 (TID 21 – TID 21 Fund – Contracted Services).

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan