

## **PUBLIC HEARING MEETING MINUTES**

**Town of Silver Cliff**

**N11929 County Road I**

**Silver Cliff, WI 54104**

**March 2, 2023 – 6:00 p.m.**

**Call to Order:** The meeting was called to order by Chairman Bruce Weber at 6 pm. The pledge of Allegiance was recited. Reminded Town of Silver Cliff Public Electors to sign in-this is a Public Hearing. The meeting is being recorded.

Art Bahr from MSA Professional Services was present to discuss the CDBG Funding Program and take questions from those in attendance. The following topics were discussed:

### **Basic overview of the CDBG Program**

CDBG was enacted through the Housing and Community Development Act of 1974. The Wisconsin Department of Administration (DOA) has administered CDBG funds since 1982; its goals include benefit to LMI (low- and moderate-income) households; targets funding to areas of greatest need; housing, public facilities and economic development.

### **Total CDBG funds (including anticipated revolving loan funds) available for housing, public facilities and economic development.**

DOA historically receives approximately \$20 million (general estimate) per year for housing rehabilitation, public infrastructure improvements (Water, sewer, storm sewer, etc.), emergency infrastructure and economic development in exchange for job creation. For the past two years, approximately \$14.0 million was available for public facilities. These dollars funded 15-20 applications each year.

### **Types of activities eligible**

- A.** Housing: rehabilitation for owner-occupied and renter-occupied units: LMI home buyer (“Homestead”) programs; handicapped accessibility projects; housing site preparation; housing site acquisition and occupant relocation; blight elimination through demolition of structures; and neighborhood public facilities projects.
- B.** Planning Grant: The program’s goals are to help communities develop clear and actionable strategies for addressing site specific, neighborhood, community or regional economic or development needs and to improve the quality of community or economic development projects by helping to fund local plans.
- C.** Public Facilities: water facilities including mains, looping, extensions, treatment, source, hydrants, valves; sewerage including collector and interceptor mains, lift stations, treatment plants and lagoons, and dichlorination facilities; storm sewers; certain fire system components; handicapped accessibility; and community centers. CDBG typically funds 2/3rds of the total project costs. However, most awards are limited to \$1,000,000.

- D. Economic Development: low interest loans to business in exchange for job creation.
- E. Public Facilities for Economic Development: business or industrial park water systems; sewerage systems; roads; infrastructure in support of business attraction/expansion and job creation.

Mr. Bahr asked the Town Board and the Public in attendance if there were any Housing needs to be identified. Chairperson Bruce Weber commented that there were no housing needs.

**Community development (public facilities or economic development) needs identified by staff/consultant prior to the public hearing.**

The Town of Silver Cliff is preparing a CDBG-PF application for the construction of a Fire Department (Building). The project identified will be to replace the previously damaged building with a new building. Site plans and renderings were displayed and viewed.

Mr. Bahr asked for public comments (3 times). There were no comments reported from residents from at the hearing.

Are there additional community development needs identified? No needs were identified.

**Discussion on Construction of Fire Department Rescue Building:** Chairman Bruce Weber announced everything is preliminary at this point, there will be several more meetings in reference to Construction of Fire Department Rescue Building. Preliminary pictures-floor plan, color schemes. There are a few options for exterior color schemes-printed on table for advisement: stroke count, also window placements on front of building-for advisement: stroke count. There are 6 bays so it does fit all fire department vehicles. The complete building has to be designed and engineered by May 1,2023 for the CDBG Grant Application. There is a debate on What do you want to Call the building-Title on it-Any Suggestions?

**Discussion on Construction of New Town Shop Cold Storage Building:** Chairman Bruce Weber reported from Insurance received \$101,000.00 for the rebuilding. Gave 2 options: Stick Built: Cost Approximate \$150,000.00 due to has to be engineered + \$50,000.00 Engineer Costs = \$200,000.00. OR Fabric Built-Cost Approximate: \$118,000.00 + \$30,000.00 for Concrete = \$148,000.00. We will Vote on tonight the type of Building, then it will go out for Bids. **Vote by Hand was done: Stick Built= 1, Fabric Built= 24. Chairman Bruce Weber will get it out for Bids for Fabric Built.**

**Motion to adjourn:** A Motion to Adjourn at 6:56 pm. Was made by Chairman Bruce Weber.

Kristin Gagne  
Clerk-Town of Silver Cliff