

Minutes - Great Day in the City of Lancaster Fund Committee - February 16, 2022 -Council Chambers

1. Meeting called to order at 8:05
2. Roll Call – Schmidt, Benson, Straka, Carlson
3. Review and Approve Minutes of 10-6-2021 (attached). Motion by Schmidt, Second by Straka, 3-0 approved. Hermsen arrive at 8:07
4. Carlson updated the committee on housing applications
 - a. Joint application with Grant County EDC was denied. The committee could choose to implement parts of the application using GDCLF funds
 - b. Announcement on Pigeon Creek Tax Credit application should be in March
 - c. Announcement on WIN grant for Lancaster Housing is supposed to be made on Feb 21st. If grant is made than a planning process involving the donor, neighbors and Council will be started.
5. Update on TID #7 by Carlson was presented. Currently three projects in progress
 - a. Premier expansion well underway
 - b. Lancaster Machine Tool addition (just outside of TID)
 - c. MLAB looking to develop storage for LMT as well as open to the Public
 - d. Amcor expansion appears to be starting to move forward – likely a five-year plan.
 - e. No news on anything to do with the Shopko Building
6. Carlson presented information on current and potential Downtown projects
 - a. Nine businesses have expanded in downtown past 12 months with Bounce Back grants from WEDC
 - b. Lancaster Inn is for sale with several interested parties interested in possible reuse
 - c. D&D building has sold and owner is actively planning improvements, seeking to develop apartments on 3rd floor as well as business expansion on the first floor
7. Carlson presented some options on a Downtown Tax Increment Finance District
 - a. City has significant capacity to add more TIF districts
 - b. There are a number of potential redevelopment projects that would benefit, in particular if there are second or third floor apartment projects in currently vacant space.
 - c. Committee discussed number of current TID's and when existing TIDS may close. Carlson presented information on TID's 3 and 4 and the potential for closing them in the next 4 to 7 years.
8. Schmidt requested that the lot/property for sale website go live soon, to the agreement of the committee.
9. Committee agreed that future meetings should be on an on-call basis
10. Adjourn at 9:40

Minutes

Great Day in the City of Lancaster Fund Committee

Thursday March 10, 2022

City Council Chambers

8:00 to 9:00 am

1. Call Meeting to Order – 8am
2. Roll Call. Bart Straka, Les Mack, Bob Schmidt, Rick Benson. Administrator Carlson. Jessica Hermesen arrived at 8:05 am
3. Review and Approve Minutes of 2-16-2022. Motion to approve by Bob Schmidt, second by Bart Straka, approved by voice vote
4. Discuss Review Process of Neighborhood Investment Fund Grant for Workforce Housing, Discuss possible GDCLF participation, possible recommendation to City Council.

Carlson presented grant information and planning process before the Council makes a decision to move forward with the project (attached). He also updated on process to identify and use local contractors/vendors. Discussion on committee revolved around need for buy in by community for project.

Bob Schmidt asked why this parcel was chosen and not others looked at. Carlson explained it was selected that the grant application needed to be for a project that was ready to go in terms of land ownership and utilities. This is the one parcel the City owned that fit that criteria. He asked why not use this site for Industrial. Carlson responded that he thought the multi-family would be a better buffer for the neighborhood to the south, but the property was certainly suitable for industrial if the Council wanted that.

5. Update on work done to date/projects being pursued by Carlson and others

Carlson reviewed current status of tax credit application of the expansion of Pigeon Creek housing. The application has made it past the threshold stage which means there were no deficiencies in the application that would make the project ineligible. Funding announcements are hoped for in April

6. Discuss other partners and projects for follow up. None.
7. Next meeting date/time is TBD based on process for the NIF Grant project
8. Meeting adjourned at 8:58 am

c: Tentative Timetable

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