

Central Wisconsin Community Action Council, Inc.

PBP Committee Meeting Minutes

March 8, 2019

Present: John Atkinson, Scott Beard, Joy Casperson, Ross Curry, Renee Greenland, Charlie Krupa, Dave Repinski, Sandy Wormet, and Renee Greenland

Excused Absence: John Earl

Staff: Fred Hebert, Ed Czerkas, Wendy Schneider, and Donna Lynch

Guests: Donna Maly, Dave Singer, and Bobbi Pantaleo

1. Charlie Krupa called the meeting to order.
2. Roll call was taken with nine members present.
3. Motion passed by unanimous vote approving the agenda and minutes of the January 18, 2019 PBP Committee meeting minutes.
4. Charlie welcomed Bobbi Pantaleo, City of Adams Council Member. Bobbi mentioned the Adams Planning Commission approves donation of land to CWCAC for construction of affordable senior housing. The land is near the Adams-Friendship Senior Village, would need laterals installed, and is close to where they are constructing a new walking path. We are considering an 11 unit senior housing building with an annual PILOT of \$1,100, and will have Kurt Mead view the property to provide input.
5. Committee members discussed possible sale or trade of one of our Bank of Mauston donated lots to David Germann. Motion passed by unanimous vote giving Fred approval to negotiate the sale price of the Mauston lot with a range of \$15,000 to \$13,000; if the buyer is interested at \$13,000, we will ask if he would consider including the 2018 taxes we paid and taxes we would pay for the first three months of 2019.
6. A church group is interested in purchasing Dells Lot #2 for construction of a church and residential units. The property is currently listed at \$169,900. Fred is considering a meeting with the Wisconsin Dells Mayor to discuss a senior housing project on the property and the possibility of the City assisting with infrastructure.
7. Ed presented the Buildings Maintenance & Repairs Report with detailed information about each of our buildings. Beaver Dam: Major water issues due to polar vortex - will be turned in to insurance; Electrical issues being addressed which could range anywhere from \$12,000 to \$14,000; warehouse support posts installed. Boiler inspections for Wood Hollow, Pine Grove, and Kirk-Wood completed. Most all apartments fully occupied.
8. Harvest Church volunteered for another project which could be painting the front of the Beaver Dam building. Donna Maly will approach the city committee and provide us with color options.
9. Renee and Wendy provided an update on the Baraboo Warming Shelter. An Open House was held a week ago with some protestors present. The building is two story and 7,000 square feet total of which the shelter occupies 3,000 square feet. Rent is free and only charge will be any utility increase. They are still working out some zoning issues.
10. Meeting Adjourned – Next Meeting – Friday, May 10, 2019 @ 10:00 am