



CITY OF ANTIGO

COMMITTEE OF THE WHOLE MEETING

CLOVER ROOM/MULTI-PURPOSE BLDG
LANGLADE COUNTY FAIRGROUNDS

Tuesday, May 18, 2021
6:00 PM

Call to Order

Discussion and Action May Occur on Any of the Following Agenda Items:

1. Consideration of Housing Development Proposals on Vacant City Property Located Along the West Side of Hogan Street North of the Remington Detention Pond

Any Other Matters Authorized by Law to be Considered

Adjournment

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact Jaime Horswill, 700 Edison Street, Antigo, Wisconsin 54409. (715) 623-3633 extension 100. Members of and possibly a quorum of members of other governmental bodies may be in attendance to gather information. Any governmental body other than that specifically referred to above will take no action.

DATE MAILED: May 13, 2021

BILL BRANDT



To: Mayor and City Council
From: Mark Desotell, Director of Administrative Services
Date: May 18, 2021
Re: Consideration of Housing Development Proposals on Vacant City Property Located Along the West Side of Hogan Street North of the Remington Detention Pond

A Request for Proposals on housing development for a +/- 8.25 acre vacant parcel of City property (west of Hogan Street/north of the Remington Pond) was advertised. Developers were allowed the ability to propose concepts ranging from single to multiple family developments.

We received 4 responses to our solicitation of proposals as follows (more specific details of each proposal are provided within the attached Excel spreadsheet):

- Reif Construction, Inc. Single-family development 18 homes (Multiple stages)
- Commonwealth Develop. Multi-family development 40 units (Single stage)
- Northpointe Develop. Multi-family development 45 units (Single stage)
- General/Danna Capital Multi-family development 60 units (Single stage)

The designated mix of units in each proposal are as follows:

- Reif Construction Build-to-suit (No age restrictions)
- Commonwealth Target market 18 to 55 years of age
- Northpointe 24 senior units designated (age 55+) with 21 open units
- General/Danna 50 senior units designated (age 55+) with 10 open units

The responsibility for utilities, access roads and parking proposed by the Developer include:

- Reif Construction Storm, water, sanitary sewers & road bed by the City includes service lines to the R.O.W. & snow removal and maintenance repairs by the City (Gravel, curb & paving by the Developer)
- Commonwealth All site work paid for by the Developer including future maint.
- Northpointe All site work paid for by the Developer including future maint.
- General/Danna All site work paid for by the Developer including future maint.

The proposals addressed various financial incentive packages as follows:

- Reif Construction No Federal/State Tax Incentives +/- \$500,000 costs to the City
- Commonwealth Section 42 Tax Incentives No costs to the City
- Northpointe Section 42 Tax Incentives No costs to the City
- General/Danna Section 42 Tax Incentives No costs to the City

The Developers made various financial offers for the purchase of the City-owned parcel(s):

- Reif Construction 8.25 acres \$ 49,500
- Commonwealth 8.25 acres \$ 400,000
- Northpointe 8.25 acres \$ 400,000
- General/Danna 4.5 acres \$ 33,000



City of Antigo GIS



DISCLAIMER: The City of Antigo does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 167'



Print Date: 10/1/2020



GRINDE

To Mark Desotel

Director of Administrative Services

City of Antigo

Re: Proposed Housing project a Remington Lake

I am unable to attend the public hearing as I will be attending my Grandson's graduation. I wish to express my support of the proposed project to the city council. Please provide copies to the council and feel free to share this at the public meeting.

I live at 735 Laurisa Lane close to Remington Lake. I am 75 years old and retired, hoping to spend the rest of my life in Antigo.

I have had the opportunity to review the 3 proposed multi family projects. I have the following observations.

1. All of the developers have a significant number completed projects, they can only continue to grow if they have financially successful projects.
2. They will add an estimated \$10 to \$14 million dollars to our tax base.
3. There is a need for additional affordable decent housing in Antigo. Realtors report few houses for sale, and people looking for rentals report few options. The other option is to move elsewhere.
4. Many people in my age group are living alone and are either not interested or unable to care for a home. Many of them qualify for the lower Hud income guidelines, most qualify under the higher which is \$40,000.00 per year for a single person household.
5. People transitioning from their home will make affordable homes available for younger families and workers coming into the community.

I have no financial interest in this project, my motivation is that good, housing attracts or retains good people. It makes the community more vibrant and adds to the tax base which eventually keeps my taxes lower.



Paul Grinde

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Antigo, WI 54409
715-216-8718