

LAND AND DEVELOPMENT COMMITTEE
Douglas County Board of Supervisors
Tuesday, July 26, 2022, 3:00 p.m., Board Room, Second Floor, Government Center
1316 North 14th Street, Superior, Wisconsin

Meeting called to order Chair Allen.

ROLL CALL: Present – Keith Allen, Alan Jaques, Wendy Bong, Scott Luostari, Joseph Moen. Others present – Tom Van Driessche, Jim Caesar, Joe Stariha (remote), Mark Liebaert, Richard Bellino, Jr., Shelley Nelson, Ann Doucette, Jerry Moe, Carolyn Pierce, Daniel Litchke, Tessa Behlings, Sue Sandvick, Cheryl Westman, Committee Clerk.

APPROVAL OF MINUTES: Motion by Jaques, second Luostari, to approve the minutes for the May 31, 2022, meeting. Motion carried.

ACTION ITEMS/REFERRALS:

Fairgrounds/Racetrack:

Fairgrounds Delinquent Sewage Charges: Joe Stariha, HOLM Group, met with City Finance Committee requesting reduction in delinquent sewage charges and was advised that requests of this nature must be made within a year of the delinquent charges. He will be submitting request for waiver of interest due in the amount of \$10,700. He will pay delinquency in full no matter what the outcome of interest waiver request; would like future bills to come directly to them. Discussion by committee on whether to assist.

ACTION: Motion by Jaques, second Moen, to draft letter to City Finance Committee requesting waiver of interest owed due to the extenuating circumstances involved in the situation. Motion carried.

HOLM Group Request to Extend Property Management Agreement – Racetrack Property, for Additional Three Years: HOLM Group interested in extending the property management agreement with the county.

ACTION (RESOLUTION): Motion by Luostari, second Jaques, to approve HOLM Group request to extend Property Management Agreement – Racetrack Property, pursuant to terms of agreement, contingent upon payment of delinquent sewage charges in full by December 7th, and site walk through; and forward to County Board. Motion carried unanimously.

DHL Management – Fairgrounds Requests:

Extend Property Management Agreement: DHL Management interested in extending agreement.

ACTION (RESOLUTION): Motion by Luostari, second Jaques, to approve DHL Management - request to extend Property Management Agreement – Fairgrounds Property, pursuant to terms of agreement, with site walk through, and forward to County Board. Motion carried unanimously.

Utilize Surcharge Funds for Electronic Sign Improvement: Litchke requesting amount of up to \$4,000 to repair sign, splitting cost with HOLM and DHL groups.

ACTION (REFFERAL/RESOLUTION): Motion by Jaques, second Luostari, to approve up to \$4,000 out of surcharge account (\$2,000 from fairgrounds funds, \$2,000 from speedway funds), and forward to Administration Committee and County Board. Motion carried unanimously.

Request from Richard F. Bellino to Repurchase Tax Delinquent Property Located at 4584S County Road C, Town of Superior: All delinquent taxes paid in full by former owner. Currently does not live on site. Bellino has over \$500,000 in unpaid court fines relating to zoning issues. Corporation Counsel, Tessah Behlings (Zoning), not in support of repurchase based on numerous non-compliance issues over the years and ongoing issues. Jerry Moe, Sheriff's Department, advised of 177 calls out to property in recent years, since 2014.

ACTION: Motion by Jaques, second Luostari, to deny request for repurchase, refunding full amount paid to former owner. Motion carried.

INFORMATIONAL/REPORTS:

Tax-Deeded Properties:

Unimproved: 21 unimproved properties taken by tax deed in 2022.

Improved: List in meeting packet – reviewed. Will keep committee updated on progress.

Country Acres North and South Trailer Park – Notices to Vacate/Eviction Proceedings: Corporation Counsel working with Health Department over the past year on relocation of occupants. Notices to vacate by August 1 have been provided to all residents. Eviction processes will begin as necessary – potentially about 6.

Impact of SB 829 on Tax Delinquent Sales Revenue: Still a work in progress.

Budget Process for Non-departmental Funding Requests: Include with August agenda as usual.

Refer Funding of Development Association to Non-Profit Funding Policy Work Group: At this time, include with August agenda. Doucette advised there are other revenue sources rather than included with the non-profit process.

Economic Development: Caesar reported Las Vegas Recon event went well; received letter of interest from Marriott Hotels; Superior Business Center is working near capacity; and moving forward with Venture Home Superior.

Land Improvement Account Fund Balance: Reviewed.

Appraisals:

Parcel 18-22: Requested by Tracy Ruppe. \$3,800.

Parcel 19-22: Requested by Tracy Ruppe. \$4,500.

Parcel 20-22: Requested by Land & Development. \$25,000.

Previously Advertised Parcels: Reviewed.

ACTION: Motion by Jaques, second Luostari, to approve appraisals. Motion carried.

Future Agenda Items: Fair report/sign update; amendments to policies and procedures.

ADJOURNMENT: Motion by Jaques, second Moen, to adjourn. Motion carried. Meeting adjourned at 4:05 p.m.

Submitted by,

Cheryl Westman, Committee Clerk