

Town of Neenah Electors

Re: Special Town Meeting of electors on November 11, 2024 at 7:00 p.m. to discuss two important issues to Town residents and Town governance.

- 1.) Approve by resolution the 2024 tax levy of \$553,649.00
- 2.) Dispose of, "sell" town real property. Town of Neenah Real Estate Property parcels 010-021808 and 00-02180603.

Copies of the Town Board proposed 2025 Budget including 2024 tax levy will be posted to the website and available at the Town Hall on Monday October 28th.

Jeffrey D. Ogden on 9-19-24 offered to purchase approximately 30.55 acres, as per the above parcel numbers, for the purchase price of \$800,000.00. This offer to purchase has no contingencies and the land is in a recorded deed restriction which severely limits annexation to either City of Neenah or Village of Fox Crossing, even under new ownership.

In 1998 the Town purchased three (3) parcels of land known as the "Grimes Property" for a total purchase price of \$8,490.00 per acre equaling \$775,362.00. The purchase was planned and critical in bringing the Town of Neenah and the City of Neenah together to create a boundary agreement.

In 2008, the Town purchased the remaining "Grimes Property", of 18.51 acres at \$21,610.00 per acre equaling \$400,000.00. This was a total of 109 acres purchased, located near the Oakridge Road and Tullar Road intersection.

This acreage remained agricultural and has been farmed for many years. The Wisconsin Department of Transportation purchased 34.8 acres in 2014 for \$535,077 to use as a wetland mitigation site and the Town constructed a 7-acre stormwater pond on a portion of the acreage in 2020.

In 2020, Ogden Development purchased the 36.7 acres on the southwest corner of Oakridge Road and Tullar Road from the Town for \$ 734,400. Ogden Development has been waiting the past four (4) years for Oakridge Road reconstruction including the Oakridge Road / Tullar Road roundabout to be completed. The sale of land created an immediate influx of cash in 2020 which has sustained the Town budget for the last 4 years without any tax increase for our residents, however has not generated revenue for the developer, nor has it

generated an increase to tax dollar revenues for the Town. At this same time, the Town and City entered into an extension of the boundary agreement to 2040, adjusted Town Growth and City Growth areas and provided the ability to bring municipal services to the 36.7 acre parcel to facilitate development on the Ogden Development parcel.

The Town of Neenah has been awarded two (2) State of Wisconsin Local Road Improvement Program (LRIP) grants for road reconstruction.

- 1.) Larsen Road from County CB west to Clayton Avenue. The estimated cost for this project is presently \$3,133,500 with a grant award of \$2,174,649.00 at a 70% / 30% cost sharing rate.
- 2.) Oakridge Road from County CB east the City of Neenah city limits. This will include a redesign of the Oakridge Road / Tullar Road intersection into a roundabout This road project is presently estimated at \$3,5100,000.00 with a grant award of \$1,744,470.00 at a 50% / 50% cost share.

Both of these road projects are required to address State mandated MS4 Stormwater regulations. The Larsen Road project is designed to convey the stormwater to the county owned wetland area at the NW corner of County CB and Oakridge/Larsen Roads. The Oakridge Rd project east of County CB will be conveyed to either designed biofilters or to a municipal stormwater pond on the Ogden's property.

Ogden Development also purchased acreage on the SE corner of Oakridge and Tullar Rd intersection. This property was in City Growth area per the Boundary agreement and per the Boundary Agreement, was annexed to the City at the time of purchase. Future Development requires stormwater facilities either on site or perhaps conveyed to the municipal stormwater pond across the street to the west on the Ogden property. Ogden Development is willing to consider their cost share for conveyance of stormwater from the City of Neenah east side to a stormwater pond on the Town of Neeah west side of Tullar Road.

The potential estimated cost and ownership of a proposed municipal stormwater pond facility on the Ogden's property is presently under Town of Neenah/Ogden Development negotiations. Ogden Development understands that there will be land acquisition between the two parcels of land on the east and west side of

Tullar Road as part of the road reconstruction and roundabout project and they intend to cooperate with that acquisition need.

The Oakridge/Tullar Road reconstruction project nor the need for stormwater requirements by either buyer or seller are stated as a contingency in the offer to purchase the remaining town owned property, as referenced in the above "Offer To Purchase". It is a separate business decision.

During the October 14 ,2024 Town Board meeting, after a closed session during which the Town Board discussed the merits of the Ogden Development offer to purchase 30.55 acres of town owned land known as the "Grimes Property", the Board came back into an open board meeting and accepted the Odgen's offer for \$800,000.00 on a four(4) to one (1) roll call vote. Pursuant to § 60.10(2)(g), Wis.Stats., a Town Board must obtain authorization from its electors to dispose of town real property. This authorization to sell real property requires approval by a majority of the qualified electors at posted meeting. Note that while a Town Board is required to obtain authorization from the electors to sell or purchase real property, it is not bound to sell or purchase real property once authorization is obtained. The Town Board has the final say on whether or not to do so.

Upon Electoral approval, the \$800,000.00 revenue from the sale would go into reserves and is presently not earmarked for any specific project. As explained above, there are several projects on the horizon that may benefit from the use of these reserves. Additionally, any future development will increase the Town tax base and bring in income on an annual basis both with tax revenue and stormwater utility fees.

All of these issues are fiscal responsibilities for the Town Board of Supervisors and Town residents to make wise municipal investments. Thus, the importance of this November 11th Meeting of the Electors.

Bob Schmeichel

Town of Neenah Chairman