Winnebago County Industrial Development Board

Minutes from the June 18, 2025 meeting

Room 119, David Albrecht Administration Building, 112 Otter Ave., Oshkosh, WI

Board Members Present: Frank Frassetto, Gordan Hintz, Tom Egan, Morris Cox, Mary Anne Mueller, Andrew Dane, Sean Fitzgerald, Logan Fuller

Board Members Excused: Amber Hoppa, Lucas Reinke, Nate Gustafson

Others Present: Jerry Bougie, Lu Scheer, Truitt Landolt, Tricia Rathermel, Julie Rosenau, Dana Woods (virtual), Kristl Laux (virtual); Paul Kaiser (virtual); Brian Noe (virtual)

A.-Call to Order: Chairman Frank Frassetto called the meeting to order at 1:00 pm.

B. Public Comments: No public comments were provided from the public.

C. Approval of Minutes: Morris Cox requested an amendment to Business item #1 from the May 13, 2025 meeting minutes to change the Board member seconding the motion from Logan Fuller to Frank Frassetto. Morris Cox made a motion to approve the minutes with the noted amendment included. Motion seconded by Tom Egan. Motion passed 8-0.

D. Business Items

1. <u>Election of Officers for one-year terms.</u>

a. Chairperson: Tom Egan made a motion to nominate Frank Frassetto as Board Chairperson. Mary Anne Muller seconded the motion. Other nominations were requested, and none received. Tom Egan made a motion to close nominations. Motion seconded by Morris Cox. Motion passed 8-0. Action was then taken on the original motion to elect Frank Frassetto as Board Chair - Motion passed 8-0.

b. Vice Chairperson: Mary Anne Mueller made a motion to nominate Sean Fitzgerald as Board Vice Chair. Motion seconded by Gordon Hinz. Other nominations were requested, and none received. Tom Egan made a motion to close the nominations. Motion seconded by Logan Fuller. Motion passed 8-0. Action was then taken on the original motion to elect Sean Fitzgerald as Vice Chair - Motion passed 8-0.

c. Secretary/Treasurer: Morris Cox made a motion to elect Amber Hoppa as Board Secretary/Treasurer. Motion seconded by Andrew Dane. Other nominations were requested and none received. Tom Egan made a motion to close nominations. Motion seconded by Sean Fitzgerald. Motion passed 8-0. Action was then taken on the original motion to elect Amber Hoppa as Board Secretary/Treasurer - Motion passed 8-0.

2. <u>Discussion and possible commitment to support no more than $1,000,000 of investment from the Industrial Development Board to fund a revolving loan program to expedite housing development in Winnebago County.</u>

Lu Scheer provided the Board with an overview on the request for funding and the purpose of it. She indicated the funds would potentially be paired with funding from the County Spirit Committee to set-up a flexible revolving loan fund program for use by developers to expedite housing development in the county to help alleviate some of the shortage in housing. She also discussed potential operational parameters for the RLF including contracting with a non-profit entity knowledgeable in housing issues to manage the program. Lu also laid out a potential timeframe of up to 18 months to implement the program if funding is approved for it. Varying comments and issues were brought up by Board members regarding the proposal. Some of these included: housing has become an economic development issue due to shortages and affordability; expediting housing can further increase net new construction in the county; appears to be a need for the county working with local communities to become more actively involved in the housing issue; various potential criteria and standards for the program were discussed; the program would be set up as a revolving loan program not a permanent give-a-way of County funds; IDB funding for the program would potentially leverage additional funding elsewhere for the program; what measurables would be used to determine what success looks like; program could potentially be sunsetted if no activity occurs with the program after a specified period of time. Other discussion pursued.

Mary Anne Mueller made a motion to have the IDB commit no more than $1,000,000 in funding for the purposes of a revolving loan fund program to expedite housing development in Winnebago County contingent upon a commitment of $3.5 million of funding from the Spirit Fund by the ARPA Commission. Motion seconded by Sean Fitzgerald. Discussion pursued. Some Board members suggested to leave the commitment from the Spirit Fund open ended instead of requesting a specific dollar amount. Andrew Dane moved to amend the motion as follows: to have the IDB commit no more than $1,000,000 in funding for the purposes of a revolving loan fund program to expedite housing development in Winnebago County contingent upon a funding commitment from the Spirit Fund. Motion was seconded by Logan Fuller. Motion passed 8-0. Motion to approve the amended motion passed 8-0.

E. Next Meeting Date. Board members will be notified when the next IDB meeting occurs.

F. Adjourn. Motion by Morris Cox and seconded by Sean Fitzgerald to adjourn the meeting. Motion passed 8-0. Meeting adjourned at 2:23 pm.

Submitted by:

Jerry Bougie, Recording Secretary