

Winnebago County Industrial Development Board

Minutes – February 27, 2025 meeting

Room 120 David Albrecht Administration Building, 112 Otter Ave. Oshkosh, WI

Board Members Present: Frank Frassetto, Sean Fitzpatrick, Jon Doemel, Morris Cox, Tom Egan, Amber Hoppa, Logan Fuller, Andrew Dane

Board Members Excused: Nate Gustafson, Mary Anne Mueller, Lucas Reinke

Others Present: Jerry Bougie, Lu Scheer, Tori Kinderman, Sara Rutkowski, Tricia Rathermel, Andrea Aurigue, Chuck Farrey, Brian Noe, Dana Woods (virtual), Julie Rosenau

- A. Call to order.** The meeting was called to order at 1 pm by Chairman Frank Frassetto.
- B. Public Comments.** It was noted by Chairman Frassetto that there were no comments offered by the public.
- C. Approval of Minutes.** Tom Egan made a motion to approve the January 24, 2025 IDB meeting minutes. Motion was seconded by Morris Cox. Motion passed 8-0.
- D. Business Items.**
- 1. Discussion & commitment to supporting no more than \$1,000,000 of investment from the Industrial Development Board (IDB) to fund a revolving loan fund program to expedite housing development in Winnebago County.** Lu Scheer, County Housing Grant Specialist, presented a PowerPoint presentation regarding the potential funding request from IDB for the purposes of a Housing Revolving Loan Fund Program Initiative. The funding request from IDB would be a kick start to potentially requesting additional funding from the County Spirit Fund and private investors. She indicated the idea is to pull together a larger pool of funding for the purposes of a flexible gap financing RLF for developers to access when developing housing in the County. She further indicated the proposed program would potentially be managed by an outside non-profit agency with experience in this area via a contractual arrangement with the County. Discussion pursued on the proposal. Some of the input provided by the IDB members regarding the proposed initiative included:
- It should be limited to the development of owner-occupied housing.
 - Should have flexibility in various types of housing including both owner and rental units.

- The program needs to work for the County as a whole.
- Should the IDB be involved in housing?
- Legal work to set this program up would include the County Corporation Counsel.
- Request for Proposals would be sent out to hire an agency to manage the program.
- It's important the standards and criteria on how the program is run (including eligibility) are well thought out and vetted properly to ensure the program can be sustained and be successful.
- Housing Affordability should be an important element of the program.
- Consensus was that there needs to be more specifics (criteria, standards) relative to how the program would work and who is eligible.

Lu Scheer indicated she will present a more specific set of guidelines (standards & criteria) for the proposed program at the next meeting for IDB review.

E. Next Meeting Date: Chairman Frassetto indicated there will be two meetings coming up, one to address the per capita grant funding applications and the other to discuss the housing initiative request from Lu Scheer. The IDB members will be polled regarding availability for the next meeting.

F. Adjourn. Motion was made by Jon Doemel to adjourn the meeting. Motion was seconded by Morris Cox. Motion passed 8-0. Meeting adjourned at 2:40 pm.

Submitted by,

Jerry Bougie, Recording Secretary