



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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COMMUNITY REDEVELOPMENT AUTHORITY AGENDA

Wednesday, September 14, 2022 at 6:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Introduction
 - a. Introduction: Kristen Fish-Peterson, Redevelopment Resources
- 3) Consent Agenda
 - a. Approval of July 13, 2022 Minutes
 - b. Economic Development Director's report
 - c. Mount Horeb Area School District report
 - d. Mount Horeb Area Chamber of Commerce report
- 4) Agenda Items
 - a. Consideration of Facade Improvement Grant Application: ST Associates of Mount Horeb Inc, 128 E Main Street
 - b. Discussion on Role of CDA
 - c. Discussion on Future Agenda Items
- 5) Meeting adjournment.

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AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
September 14, 2022	

AGENDA ITEM # 2.a

Introduction: Kristen Fish-Peterson, Redevelopment Resources

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

September 14, 2022

PREPARED BY

AGENDA ITEM # 3.a

Approval of July 13, 2022 Minutes

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. 071322 draft minutes CDA

**VILLAGE OF MOUNT HOREB
COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES
WEDNESDAY, JULY 13, 2022**

The Community Development Authority of the Village of Mount Horeb met on the above date in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. A virtual option was also available.

Call to Order/Roll Call: Kingsley Gobourne called the meeting to order at 6:00pm. Present were Randy Littel, Todd Fritz, Karen Tetzlaff, and Marc Schellpfeffer. Jessica Vezakis and Nate Gauger were absent. Also present were Administrator Nic Owen and Village Clerk Alyssa Gaffney.

Welcome new members: This item was missed being removed from the agenda, as it was addressed at the previous meeting.

Approval of May 11, 2022 Minutes: Motion by Littel to approve the minutes, second by Schellpfeffer. Motion carried.

Consent Agenda:

- A. Economic Development Director's report: A report was provided in the meeting packet.
- B. Mount Horeb Area School District Report: Salerno provided a report in the meeting packet.
- C. Mount Horeb Area Chamber of Commerce Report: A report was provided in the meeting packet.

There were no questions about the information provided. Motion by Littel to approve the consent agenda, second by Tetzlaff. Motion carried.

Consideration of Façade Improvement Grant Application for Mount Horeb Pharmacy, 203 W Main Street: The applicant Dave Roby was present to speak and field questions from the committee. Owen explained this item. Roby spoke about windows of the building. Motion by Tetzlaff to approve the grant application, second by Littel. Motion carried.

Update on vacant Economic Development Director position: Owen gave an update on this position. He stated that a consultant will be brought in for the short-term to evaluate the position and needs of the village.

Meeting adjournment: Motion by Littel to adjourn the meeting at 6:12pm, second by Schellpfeffer. Motion carried.

Minutes by Alyssa Gaffney, Village Clerk



Board of Education Recap

Resumen de la Junta de Educación

Operational Referendum Town Hall Visits

Town of Blue Mounds	Coming Soon!	Representatives from the District's leadership team will present details about the operational referendum, discuss the work of the newly formed Facilities Steering Committee, and answer questions from community members. All are welcome to attend. 
Town of Cross Plains	October 13, at 7:00 p.m.	
Town of Moscow	Coming Soon!	
Town of Perry	October 11, at 7:30 p.m.	
Town of Primrose	October 3, at 7:30 p.m.	
Town of Springdale	September 20, at 7:00 p.m.	
Town of Vermont	September 12, at 7:30 p.m.	
Village of Blue Mounds	October 12, at 6:30 p.m.	
Village of Mount Horeb	October 5, at 7:00 p.m.	

September 7, 2022

Welcome to the 2022-23 school year, Vikings!

We had a terrific kick off! Thank you for sharing your "scholars" with us. It has been an absolute joy seeing them back in the buildings, eager to grow. I have great hope for them in the year to come.

Last night, the Board of Education met for the first of two meetings this month. Let's unpack the highlights:

Building Achievement Reports: Each of our four building principals were on hand to discuss the status of their respective buildings' performance and outline the processes underway to continue their upward trajectory. Since this is only a "recap" of the meeting, details of [their report may be found here](#). Suffice to say, we are finding the much feared "COVID 19 Academic Regression" has been largely overcome as a result of purposeful planning and delivery of instruction. (Please also refer to the accountability presentations we shared on [June 6, 2022](#), [November 29, 2021](#), and [March 1, 2021](#)) Our work will not end until all students recoup skills lost/missed during lockdown and meet/exceed their grade level expectations.

Summer School – Part of the effort the District undertook to bolster students' performance was the recalibration of our summer program. During each of the past two summers, program leaders took great effort to encourage students who were not traditional summer school candidates to join. The goal was to keep students' skills sharp so that efforts made to recoup learning were not in vain. Summer School Coordinator **Erick McCormick** created [this presentation](#) that highlights our successes and growth opportunities needed to take us to the next level.

Long Range Facility Planning – The Board heard an update about the new Facility Steering Committee. This group's task is to review the 2016 Long Range Facility Planning year's work while reflecting on this past spring's referendum survey results. Ultimately, the Board wishes to receive a series of recommendations that can assist in shaping our brick and mortar needs. [Here is a copy of the minutes](#) to their first meeting and draft [timelines can be found here](#).



I hope your family had a wonderful start to the school year! If ever we can be of service, please drop me a line at salernosteve@mhasd.k12.wi.us or call me at 608-437-7010.

I am proud to be a Viking, and I hope you are too!

Congratulations to Board of Education Vice President **Jessica Arrigoni** who has achieved Level 1 in the WI Association of School Board Member Recognition Program. This is a result of her ongoing participation in a number of workshops designed to assist in board development.





Board of Education Recap

Resumen de la Junta de Educación

7 de septiembre de 2022

Hola Vikings,

Tuvimos un excelente comienzo del año escolar. Ha sido una alegría absoluta verlos de vuelta en los edificios, con muchas ganas de crecer.

Anoche se reunió la Junta de Educación. Estos son los aspectos más destacados de la reunión:

Informes de logros de edificios: Cada director de edificio compartió el rendimiento de sus respectivos edificios y describió el trabajo futuro. Los detalles de su informe se pueden encontrar [aquí](#). La "regresión académica de COVID 19" se ha superado en gran medida como resultado de la planificación y la entrega de instrucción con un propósito. (Consulte también las presentaciones de rendición de cuentas que compartimos el [6 de junio de 2022](#), el [29 de noviembre de 2021](#) y el [1 de marzo de 2021](#)).

Escuela de verano: Durante cada uno de los últimos dos veranos, los líderes del programa hicieron un gran esfuerzo para alentar a los estudiantes a inscribirse. El objetivo era mantener las habilidades de los estudiantes afiladas para continuar aprendiendo. El coordinador de la escuela de verano, Erick McCormick, creó [esta presentación](#) que destaca los éxitos y las oportunidades de crecimiento.

Planificación de instalaciones a largo plazo: la Junta escuchó una actualización sobre el nuevo Comité Directivo de Instalaciones. La tarea de este grupo es revisar el trabajo del año 2016 de Planificación de Instalaciones a Largo Plazo mientras reflexiona sobre los resultados de la encuesta del referéndum de la primavera pasada. En última instancia, la Junta desea recibir una serie de recomendaciones que puedan ayudar a dar forma a nuestras necesidades físicas. [Aquí hay una copia de las actas](#) de su primera reunión y los cronogramas preliminares [se pueden encontrar aquí](#).



¡Espero que su familia haya tenido un maravilloso comienzo del año escolar! Si alguna vez podemos servirle, envíeme una línea a salernosteve@mhasd.k12.wi.us o llámeme al 608-437-7010.

Estoy orgulloso de ser un vikingo, ¡y espero que tú también lo estés!

Felicitaciones a la Vicepresidenta de la Junta de Educación, **Jessica Arrigoni**, quien alcanzó el Nivel 1 en el Programa de Reconocimiento de Miembros de la Junta Escolar de la Asociación de WI. Este es el resultado de su participación continua en una serie de talleres diseñados para ayudar en el desarrollo de la junta.





AGENDA ITEM REPORT

MEETING DATE

September 14, 2022

PREPARED BY

AGENDA ITEM # 4.a

Consideration of Facade Improvement Grant Application: ST Associates of Mount Horeb Inc, 128 E Main Street

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Rehab Grant Application



Village of Mount Horeb
Façade/Building Improvement Grant and Loan Application

Date: 8-3-22

Program (circle all that apply): Façade Grant Bldg. Rehab Grant Bldg. Rehab Loan

Project Name: SCHUBERT'S BUILDING

Applicant Name: Jerry Schubert

Project Address: 128 E. Main St., Mt Horeb, WI 53572

Applicant Phone Number: 414-801-4955 Email: mfayegiles@hotmail.com

Property Owner (if other than applicant): _____

Lease Term (if applicable): _____

General Project Description: restoration, updating, preserving Schubert's Building, siding, tuckpointing, trim, roofing, DOOR tuckpointing, chimney repair

Estimated Start Date: Sept. 1st Estimated Completion Date: Dec. 1st (?)

Total Project Cost (hard and soft costs): HARD \$9,408 Soft \$30,000

Total Grant Requested (\$): \$14,851 Total Loan Requested (\$): _____

Project Budget (attach additional pages if necessary):

List Individual Project Elements	Total Cost	Grant/Loan Request	Applicant Match (cash)*	Applicant Match (in-kind)*
<u>Restoration stone walls</u> <u>masonry</u> Roofing/Lower	\$45,553. ⁰⁰	13,665	34,165	
Electr. Area, Siding		11,388		
Chimney & trim				
on front roof	\$10,000	\$2500	7500. ⁰⁰	
upper coping Area				
(custom metal)				
New Safety DOOR	3855. ⁰⁰	963.25	28 91.25	
off lower roof				
2nd Floor				
TOTALS	59,408	14,851	44,556.25	

*Total applicant match must equal at least 75% for façade and/or building rehabilitation grants, or 10% equity for rehabilitation loans. Matching funds may be in the form of cash for grant/loan-eligible project costs, or qualifying costs incurred as part of a building rehabilitation project ("in-kind", for grant program only). See corresponding program information sheet for complete lists of funding- and match-eligible items.

Village of Mount Horeb Façade/Building Improvement Program

General Contractor: Facility Services Group
Contractor Contact Name: Dean Pucetti Phone Number: 414-438-7243
Selected Bank (for Building Rehab Loan): _____
Bank Contact Name: _____ Phone Number: _____

Applicant Remarks: We have much work to do to preserve Schubert's Building. We will see what can be finished before end of year.

Applicant's Certification:

The Applicant certifies that all information in this application and all documents submitted in support of this application are given for the purpose of obtaining a grant and/or loan under the Village of Mount Horeb Façade/Building Improvement Program and is true and complete to the best of the applicant's knowledge.

Signature of Applicant: [Signature] Date: 8-3-22

Signature of Property Owner: Gerard Schubert Date: 8-3-2022

Required Attachments:

- ✓ Site/building photos
- ✓ Copy of property lease, land contract or deed
- ✓ Written authorization from building owner (if applicant is tenant)
- ✓ Proof of property insurance
- ✓ Application fee (\$50.00 for each type of funding request), payable by check or money order to "Village of Mount Horeb"

Additional attachments, as appropriate

- ☐ Bids, estimates and/or contracts
- ☐ Site plans, building floor plans, elevations, or other conceptual designs, including colors/materials for façade work
- ☐ Business information, marketing materials, or other relevant documents demonstrating project viability and planned future uses of site/building

Note: Selected bank will require full financial statements and disclosure to evaluate the loan request. Please check with your bank to determine the required information, but submit it only to the bank, not the Village.

Please send this completed application and accompanying materials to:

Rowan Childs, Economic Development Director
138 E. Main Street
Mount Horeb, WI 53572
(608) 437-9417

Village of Mount Horeb Façade/Building Improvement Program



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
September 14, 2022	

AGENDA ITEM # 4.b

Discussion on Role of CDA

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
September 14, 2022	

AGENDA ITEM # 4.c

Discussion on Future Agenda Items

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None