

MINUTES

CITY OF MINERAL POINT PUBLIC HEALTH AND PROPERTY COMMITTEE MEETING

Friday, February 14, 2025 – 3:30 PM

City Hall Community Room and Virtually.

CALL TO ORDER/ROLL

The meeting was called to order by Chair Galle at 3:30 PM.

Gary Galle	Present
Dean Martin	Present
Chuck Allendorf	Present
Others Present: Mayor Danny Clark, Administrator Honer, Clerk-Treasurer Skelding, Jim Nadig, Sarah Nadig, Brian Blanchette, Mark Hogan, Ried Knapp, Bob Oberhauser	

Ried Knapp – 236 High Street: Reviewed the packet for the meeting, and would like to make two points. A buyer requirement should be added. Should they be required to demonstrate they have an agreement to open an Ace Hardware store in Mineral Point. Has several observations regarding the design of the development and asks the Historic Preservation Committee to review carefully.

Bob Oberhauser – Discussed the roof of the building, and demolition on the back of the building. If someone is willing to save this building, especially with a hardware store, he believes this is a great investment.

APPROVAL OF MINUTES – JANUARY 23, 2025 MEETING

Motion (Allendorf/Martin) to approve the minutes. Motion carried, all voting aye (3-0).

DISCUSSION AND POSSIBLE CONSIDERATION OF PROPOSALS FOR THE FORMER CITY GARAGE AT 114 FOUNTAIN ST BY JIM AND JULIE NADIG.

Administrator Honer stated that the City has cleaned up the title issue on this property and put the proposals out in the Fall of 2024. The City received three proposals. The Property Committee did not deny any of the proposals, but they decided which proposal they wanted to speak to.

Jim Nadig owns the Stockton, IL hardware store and has been owner since 2006. The opportunity in Mineral Point came to them through their son-in-law, Brian Blanchette, who recently purchased a building on High Street. The hardware business is very capital intensive. They are looking for another store that is a good fit, as it is in Stockton. Mineral Point is showing quite a need, and if it is worthwhile for them to take on this risk, they would love to do it.

There are a number of unknowns with this project. They are working on restructuring the way their corporation is so that the ACE requirements would be satisfied. The bases are covered. They are waiting for the community to give the go ahead to begin the wheels spinning.

Alder Allendorf is very much in favor of this.

Mayor Clark commented that he will do anything possible to make this happen. He stated this is something that is needed in the community, and he will support this whole heartedly to see that this comes to fruition.

Alder Martin agrees with Mayor Clark. He believes the community will embrace this.

Administrator Honer stated that the next step would be to get the proposal in front of the Historic Preservation Commission on February 27, 2025. Conversations will be had with WEDC as well, as this is a good fit for their Community Development Investment Grant. If this grant were to not be approved, city assistance could be provided through the Revolving Loan Fund. This committee will likely meet prior to the March Council meeting to review the Developers Agreement.

DISCUSSION AND CONSIDERATION OF A RIGHT-OF-WAY ABANDONMENT BETWEEN PARCELS 251-0796.A AND 251-0797.

Dave Aschliman is requesting the City to abandon the right-of-way between parcels 251-0796.A and 251-0797. His current driveway is located on the City's right-of-way. He is looking to sell lots and perhaps get a developers agreement with the City in the future.

Motion (Galle/Martin) to recommend Council approval of a right-of-way abandonment between parcels 251-0796.A and 251-0797. Motion carried, all voting aye (3-0).

ADJOURNMENT

Motion (Allendorf/Martin) to adjourn the meeting at 4:08 PM. Motion carried, all voting aye (3-0).

Matthew Honer, City Administrator

Approved: