



Mineral Point, Wisconsin

CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

AMENDED AGENDA

CITY OF MINERAL POINT PUBLIC HEALTH & PROPERTY COMMITTEE MEETING

Friday, March 7, 2025, 12:00 pm
City Hall Community Room/ Virtually

1. Call to Order, Roll Call, and Confirmation of Compliance with Open Meetings Law.
2. Approval of February 14, 2025 minutes.
3. Discussion and possible consideration of DRAFT Memorandum of Understanding between Stockton Hardware, Inc. and the City of Mineral Point, Iowa County, Wisconsin.
4. Discussion and possible consideration of the process to sell City-owned real estate.

[Join the meeting now](#), Meeting ID: 226 550 441 967, Passcode: 9ga3TE7D

Dial in by phone, [+1 872-256-4172,,868127026#](#) Phone conference ID: 868 127 026#

Agenda Posted and Distributed: March 3, 2025.

Reasonable accommodations for participation in this meeting by persons with disabilities, as defined by the Americans with Disabilities Act, will be made upon request and if feasible. Please contact the City Clerk's office (608-987-2361) at least 24 hours prior to the scheduled meeting so that necessary accommodations can be provided.

OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

City Administrator | Matthew Honer | administrator@cityofmineralpointwi.gov

City Clerk-Treasurer | Christy Skelding | cityclerk@cityofmineralpointwi.gov

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:

MEMORANDUM OF UNDERSTANDING
Between
Stockton Hardware Inc,
And The
City of Mineral Point, Iowa County Wisconsin

Stockton Hardware, Inc (hereinafter referred to collectively as “Developer”) is proposing to renovate a commercial building (hereinafter referred to as “HMG Building”) located at 114 Fountain Street in the City of Mineral Point (hereinafter referred to as “City”) and operate a retail hardware store from said property. This Memorandum of Understanding (MOU) is intended to summarize the commitments of the Developer and City. These commitments will be formalized in a Development Agreement which will be executed by the Developer or Developer’s approved assignee and City.

WITNESSETH:

Whereas, the Developer is contemplating the renovation of the HMG Building in the City to establish and operate a commercial retail hardware store on Fountain Street; and

Whereas, the ultimate decision to renovate the HMG Building will be based on the financial feasibility of the project; and

Whereas, the City recognizes the benefits created by the proposed project as being in the interest of the City and its citizens; and

Whereas, it is in the City’s best interest that this project be implemented.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

I. Developer Agreement

In consideration of the obligations of the City as set forth herein, the Developer shall:

1. Obtain a written structural evaluation of the HMG Building as described in the **Proposal** attached to this MOU as Exhibit “A,” and which is incorporated into this MOU by reference as if fully set forth herein, by no later than **May XX, 2025**. Provide a copy of the structural evaluation to the City.
3. Advise the City by no later than **May XX, 2025**, as to whether Developer intends to proceed with the acquisition of the HMG Building under the terms and conditions described in the attached **Proposal**.
3. In the event Developer determines to proceed with the acquisition of the HMG Building, enter into a mutually acceptable Development Agreement with the City consistent with the terms and conditions of Exhibit “A.”
4. Any costs expended by the Developer will be exclusive to the Developer and will not be a cost of the City unless otherwise mutually agreed.

II. City Agreement

In consideration of the obligations of the Developer as set forth herein, the City shall:

1. Cooperate with the Developer to enable the Developer to obtain the structural evaluation of the HMG Building.

2. Provide copies of all documents known and possessed by the City related to the structural condition of the property, underground storage tanks, and other such documents that report the condition of the existing building.
3. Pay the expense of having an independent contractor televise the sanitary and sewer laterals and provide the resulting report to the Developer.
4. Assist with an application for the Wisconsin Economic Development Corporation's Community Development Investment (CDI) Grant on behalf of the developer and the renovation proposal for the HMG Building.
5. Facilitate the timely review and issuance of city-issued permits, specifically the Zoning Permit and the Certificate of Appropriateness Permit. Upon review and acceptance, permits will be issued and forwarded to the building inspector.
6. Cooperate with the developer to facilitate the timely scheduling of any required meeting of a City Council, Commission, or Committee.
7. Removal of all city property from the building.
8. Reserve \$100,000 in the City's Revolving Loan Fund for a potential city-issued loan to assist in the development of the proposal. Conditions of the loan will be determined as part of the Developers Agreement and loan documents.
9. In the event the Developer determines to proceed with the acquisition of the HMG Building, enter into a mutually acceptable Development Agreement with the Developer consistent with the terms and conditions of Exhibit "A."
10. Any costs expended by the City will be exclusive to the City and will not be a cost of the City unless otherwise mutually agreed.

III. Acknowledgements & Contingencies

The parties to this MOU acknowledge the commitments included in this document are preliminary and are subject to change as the project scope is finalized.

Both parties mutually understand the City and the Developer and/or Developer's approved assignee will execute a development agreement. This MOU will expire once both parties sign a development agreement or on May XX, 2025, whichever comes first. The terms stated herein constitute the entire agreement between the Developer and City. The City and the Developer must agree to any amendment to this agreement in writing.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on _____, 2025.

For the City of Mineral Point:

Danny Clark, Mayor

Christy Skelding, Clerk-Treasurer

Date

Date

For Developer:

Jim Nadig

Date

DRAFT