

Minutes of the Special Meeting of the Common Council of the City of Chetek held on Wednesday, August 12, 2020 at 5:00 p.m. in the Council Chamber, 220 Stout Street, Chetek, WI

Meeting was called to order at 5:00 p.m. by Mayor Jeff Martin.

Present: Scott Bachowski, Mark Edwards, Earl Grover, Terry Hight, Mayor Jeff Martin

Sean O'Brien from Northpointe Development Corporation presented council with a proposed plan for the property development of 1301 Knapp Street. Northpointe is interested in applying for the competitive 9% Federal Housing Tax Credits through WHEDA in December. The housing tax credits could provide over \$6 million in equity to the project. They would propose to build 38 workforce housing units on approximately 8 acres. The units would be cottage style units, single story, with a mix of one to three bedrooms with a single car garage at each unit. Building amenities would include a community room, fitness room, play area, on-site management, in unit washer/dryers, and additional parking, as needed.

The majority of the units would be targeted primarily to households earning 50% to 80% of the Barron County median income. Currently, this would be an income of \$24,800 to \$39,680 for one-person households, \$28,350 to \$45,360 for two-person households, and \$35,400 to \$56,640 four-person households.

Northpointe is requesting that the city council consider a portion of the acreage for low-density multi-family workforce housing, partner with Northpointe to submit a housing tax credit application to WHEDA, rezone a portion of the site to allow for the development, and consider an option on an additional portion of the property for a phase 2 workforce or senior housing.

Council members did not take any action on the proposal.

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Carmen Newman, clerk/treasurer