

**Village of Holmen
Special Board Meeting
Holmen Village Hall – Board Room
August 1, 2018
6:00 pm**

President Proctor called the Special Holmen Village Board meeting to order at 6:03 pm on August 1, 2018, at the Holmen Village Hall.

Board members present: Nancy Proctor, Doug Jorstad, Dawn Kulcinski, Rich Anderson, Steve Johnston, Brandon Cain and Rodney Stanek. Also present were Administrator Heinig, Public Works Director Mezera, Park & Recreation Director Brogan, Clerk/Treasurer Hornberg and Pat McKnight.

Administrator Heinig commented that this meeting was being held to discuss the future of the old library site, both to bring the new members up to date on information, as well as to make decisions with new information that has been obtained since the last time this discussion was held.

Heinig mentioned that at the last meeting the Board asked for outside sources to review the old site and give options and cost estimates for the possibility of creating a community center in the building. At that time the community center group was years away from construction and the Village still had the need for senior community space. He remarked that if a renovation option was affordable, we could create a site similar to the West Shelter with what was hoped to be a \$350,000 to \$500,000 investment. We now know from information gathered from several contractors and architects that because the previous building was grandfathered in with its use at that time, any renovation would be subject to State approved plans and the entire building would need to be brought up to standard building codes. Areas such as the bathrooms, entrances, electrical and mold issues would all need to be addressed, and would not likely be done for under \$1,900,000. Heinig stated that to demolish and rebuild the facility would be upwards of \$2,400,000.

Heinig suggested that since the community center group was looking at fall 2018 construction of their facility which would hopefully fulfill senior needs and since there are many others priorities currently for the Village, he feels the best use of this property would be to demolish the building and get the property back on the tax roll in a format that would be a catalyst to promote and support economic development in the main corridor. He mentioned the approximately \$8,000 in operation costs per year for the vacant building, and that the estimated cost to demolish the building would be around \$50,000. He feels the best use for the future would be private/public cooperation with mixed residential and commercial use, and until then could remain a gravel parking lot to be utilized by Main Street business customers. Heinig feels it would be imperative to partner with a developer to negotiate a land swap or other incentive to promote a specific situation where the building was built to our specifications. He feels this is the perfect opportunity to bring additional residential and business opportunities to the community and to correct a blight situation. We would meet again in the future to agree on the way to incentivize the development in a way to have the end result be something built to our specifications to meet our future concepts. Heinig stated that he is not seeking direction this evening on the specifics of this opportunity, only on the future of the current vacant building. His vision would be to propose the property has a three-story, ten-fifteen million dollar, brick exterior building with businesses on the first floor and residential units on the top two floors. We would want something that would add value to the community aesthetically, architecturally and financially. The goal would be to match the look in the area and set the standard for how we want the future corridor to look and be the stimulus for growth.

Trustee Kulcinski inquired as to the historical value of the building. Heinig remarked that while some may have a nostalgic view of the facility, the building has no actual value; he suggested donating some amenities that could be preserved prior to demolition.

Trustees agreed that removing the building and using the property temporarily for parking would be a better use of the site, as well as eliminate current parking shortages. The feeling was mutual that to waste operational funds on a vacant building and to keep options open for future discussions was the best idea.

Rod Stanek/Brandon Cain motioned to direct staff to seek bids for demolition of the old library site. The motion carried unanimously.

Steve Johnston/Doug Jorstad motioned to adjourn at 6:32 pm. The motion carried unanimously.

Angela A. Hornberg
Village Clerk/Treasurer