

**SPECIAL MEETING
COMMON COUNCIL
COUNCIL ROOM
TUESDAY, JULY 29, 2025
7:45 P.M.**

The Common Council met in special session, Mayor Poeschel presiding. On roll call: all members present. The Pledge of Allegiance was recited.

Mayor Poeschel called for appearances – there were none.

Mayor Poeschel read the following resolution.

RESOLUTION NO. 642

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR A WISCONSIN ECONOMIC DEVELOPMENT CORPORATION (WEDC) – COMMUNITY DEVELOPMENT INVESTMENT GRANT (CDIG) FOR THE REDEVELOPMENT OF THE PROPERTY LOCATED AT 150 EAST DIVISION STREET, NEILLSVILLE WI 54456 BY - URIM ALIJOSKI AND SHUKRI ALIU PROPERTY OWNERS.

WHEREAS, the Wisconsin Economic Development Corporation – Community Development Investment Grant (WEDC – CDIG) program provides incentives for shovel-ready projects that rehabilitate underutilized buildings in business districts and other efforts. For these projects, the Grant and sub-grant recipients must additionally demonstrate significant and measurable benefits to the community in job opportunities and property values; and

WHEREAS, the property located at 150 E. Division Street, Neillsville WI 54456 (“the Property”), has been vacant since its sudden closure as a HARDEES location in late 2023. As recognized in the City’s most recent Comprehensive Plan, vacant business properties are seen as potential detriments to the local economy; and

WHEREAS Urim Alijoski and Shukri Aliu (Developers) have entered into a land contract to purchase the Property and are working on a business and renovation plan for the Property; and

WHEREAS the business and renovation plan of the Developers appear to align with the criteria and goals of the WEDC-CDIG grant program and will be of benefit to community members; and

WHEREAS, a resolution by the City of Neillsville authorizing the submission of the grant application is a prerequisite for the submission of the CDI Grant;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Neillsville does hereby authorize City personnel to fully execute the necessary steps to complete the application, development agreement and reporting requirements of this grant.

Duane Poeschel, Mayor

Rex R. Roehl, Clerk

Mayor Poeschel stated basically we are helping them get a grant.

Natalie Erpenbach, Grants Committee Chair, stated that his would be a passthrough grant, similar to what was done with the Vibrant Spaces Grant.

Erpenbach stated that Wisconsin Economic Development Corporation (WEDC) required a pre-application of venting materials with narrative to their questions. The WEDC Committee has reviewed the pre-application and approved the applicants’ right to submit an application.

Erpenbach stated the application is for the renovation of the Hardee’s building with infrastructure of parking lot, sidewalk and outdoor dining spaces (the old Hardees playground outside and inside ball pit will be removed).

Erpenbach stated the eligible project costs would be \$301,100. The non-eligible project costs would be \$282,000 for a total project cost of \$583,100. The 50% grant would be for \$150,550. The restaurant business name will be Neillsville Breakfast Club.

Council Member Gelhaus asked if they would still do the project without a grant.

Erpenbach stated they would do a lot less, the pre-application proves the but for test to get to the actual applicant process.

Council Member Gelhaus asked if they would serve alcohol.

Mayor Poeschel stated it could be a possibility.

Motion Clough, second Gelhaus, that Resolution No. 642 be adopted. All Aye.

Motion Neville, second Rochester, to adjourn. All Aye.

Duane G. Poeschel, Mayor

Rex R. Roehl, Clerk

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