

Brillion Multi-Family Project Receives WHEDA Tax Credits

David Nordby, Brillion News, June 27, 2019

A 40-unit apartment complex will be constructed in downtown Brillion on the corner of Center Street and North Custer Street next to Dollar General after all.

After some concern earlier in the year that a failed application for a tax credit would put an end to the plans, the news took a turn for the better earlier this month. The site's developer, Andy Dumke, had applied for the tax credits worth \$500,000 for the estimated \$6 million building.

"For two years he didn't make the cut," Redevelopment Authority Commission (RDA) Chairperson Beth Wenzel said during Monday night's city council meeting.

A little good fortune came Dumke's way this time around.

"It just so happened, he found out two weeks ago, some other project left ... and gave back their grant money," Wenzel said.

The project will now hopefully break ground later this year and be completed in 2020, Wenzel says.

The tax credit was a necessity for the project to move forward.

"Without the tax credit the apartments would have to be built market rate and we wanted to have market rate quality apartments at a rent that would be below market," Wenzel said.

The tenants of the building will need to qualify for workforce housing. Workforce housing is a term that is used for housing that is affordable and close to the tenant's location of employment.

"There's a minimum amount of money that people will have to be able to show they earn," Wenzel said.

The \$500,000 tax credit was contingent on the building being a workforce housing location.

"Without this housing piece we don't receive the grant dollars," Brillion City Administrator Lori Gosz said.

Along with Cal Schultz, Dumke is the co-founder of Northpointe Development Inc. The company's site highlights properties around Wisconsin including Appleton, DePere, Milwaukee, and Oshkosh.

"It's not like they're green at it. They know what they're doing." Gosz said.

McMahon will handle the design of the building. A similar project is currently being done in Little Chute.

"If you're going over the bridge from Kimberly, I think you can see it above or behind the windmill where that housing unit is going." Gosz said.

The previous designs from McMahon that were made public could be different than what ends up being built.

"They have that idea, but I don't know what we're going to see," Wenzel said.

City Hall already has a list of 12-15 potential renters for the complex.

"(Folks) that are anxious to have an opportunity to rent an apartment," Wenzel said.



A 40-unit apartment complex project in Brillion will move forward after the private developers received a \$500,000 tax credit. (Photo by Dave Norby, Brillion News)