

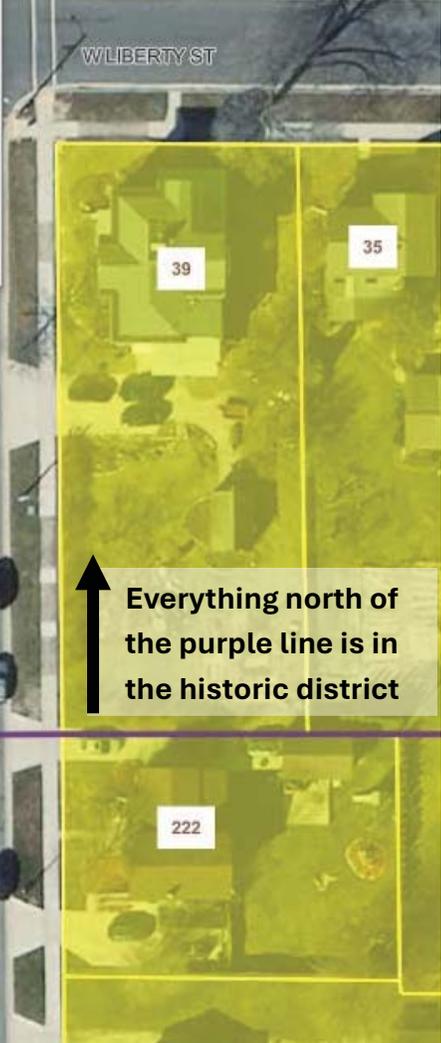
Special Meeting of the Committee of the Whole
Saturday, February 28, 2026, 12:00pm
Creekside Place, 102 Maple Street, Evansville, WI

AGENDA

1. Call to order
2. Roll call
3. Approval of agenda
4. Civility reminder
5. Citizen appearances
6. Basics - (5 minutes)
 - a. Practical matters: restrooms, process monitor (timekeeper), break, etc.
 - b. A-ha sheet
 - c. Parking lot
7. Opening round - Introduce yourself and share what you like most about your service to the City - (30 seconds each; 10 minutes total).
8. Evansville Youth Center (30 minutes)
 - a. Youth Center Programming Background (5 minutes)
 - b. Current building status (10 minutes)
 - c. Community Actions (10 minutes)
 - d. Strategies and Next Steps (15 minutes)
9. Water & Light 101 with WPPI (30 minutes)
10. Municipal Services Campus (15 minutes)
 - a. Update on Facility Studies (10)
 - b. Possible Next Steps (5 minutes)
11. Check out - (15 minutes)
 - a. New parking lot items
 - b. A-ha sheets
12. Possible Motions on Agenda Items
13. Adjourn

Evansville Youth Center

Site Information



↑ Everything north of the purple line is in the historic district

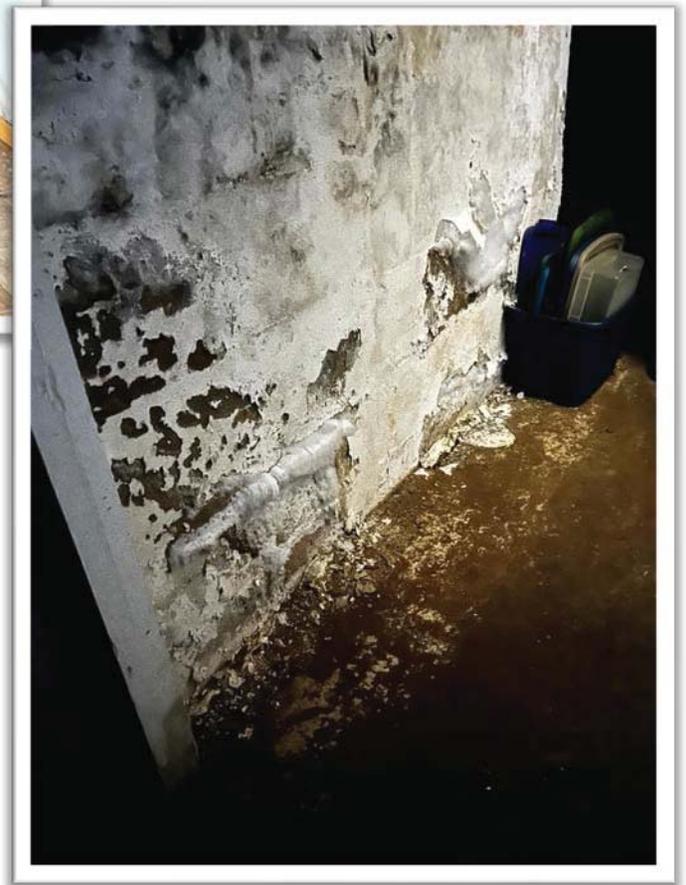
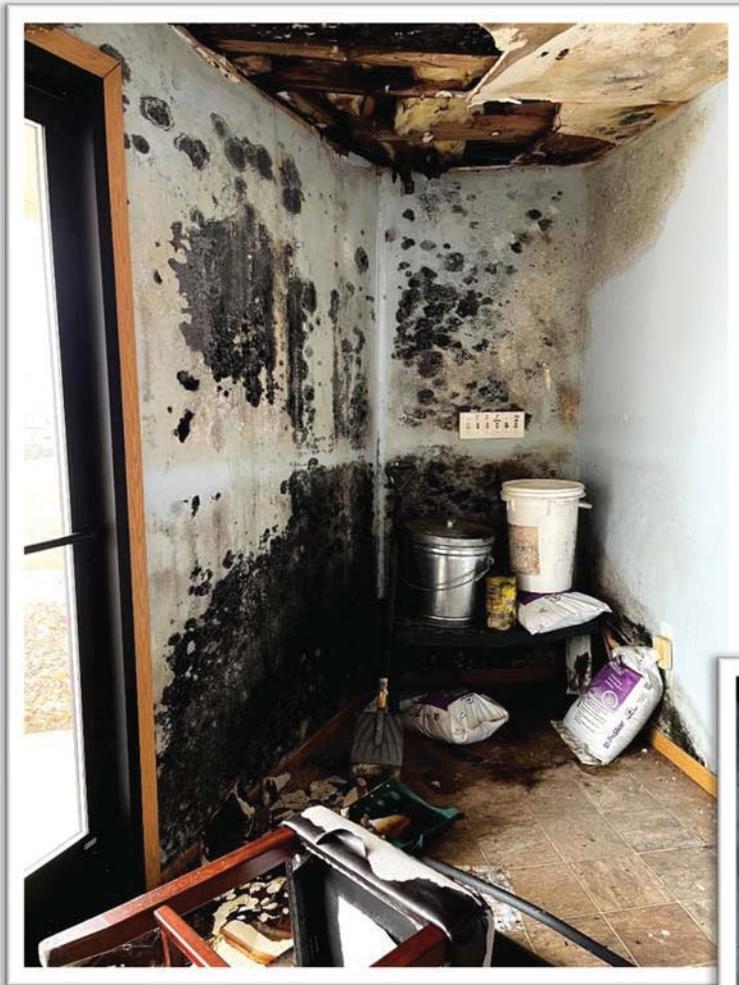
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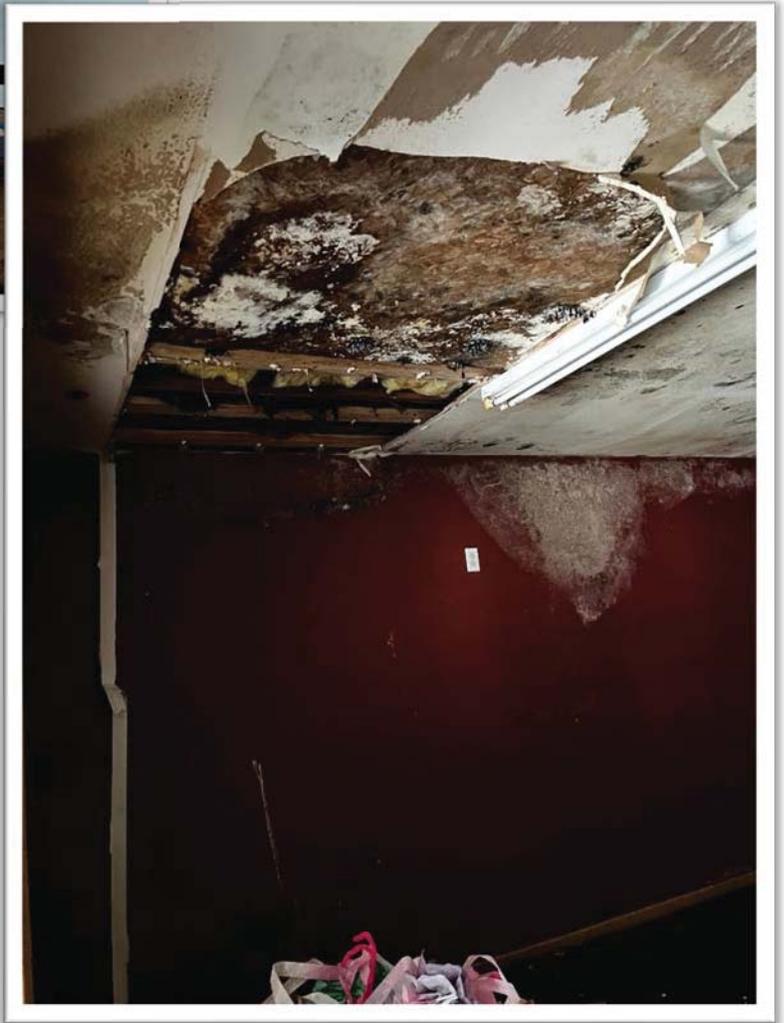
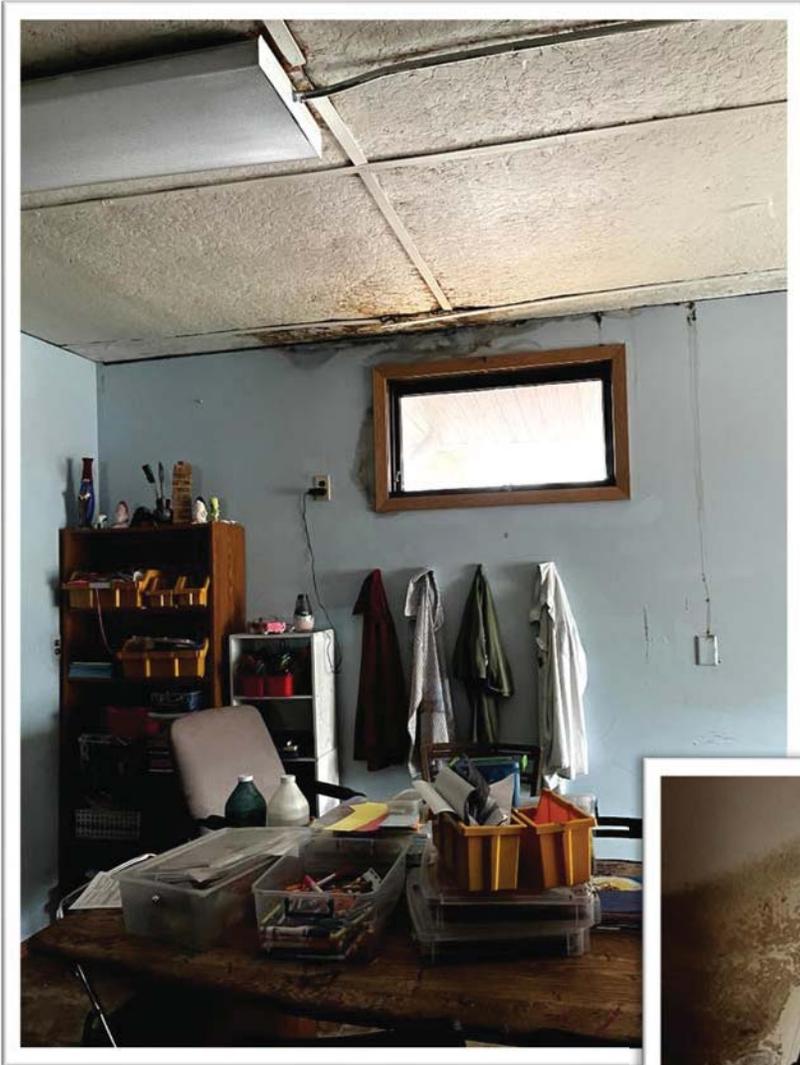
- 209 S First Street
- Zoned B-1 Local Business
- Lot size: ~5,793 square feet
- Within the historic district

JC McKenna
Middle School

Evansville Youth Center

Current Conditions





Evansville Youth Wrestling Club Center

Purchase & Rehabilitation Proposal

City of Evansville Partnership Opportunity

1. Project Overview

The Evansville Youth Wrestling Club proposes the purchase and rehabilitation of the former Evansville Youth Center property, currently owned by the City of Evansville, for the purpose of establishing the Evansville Youth Wrestling Club Center.

This project will transform a condemned and underutilized property into a safe, accessible, and youth-focused athletic facility serving middle school and high school student-athletes, as well as community-based youth programming. The proposed facility will provide a permanent home for the Club and serve as a long-term community asset.

2. Organizational Background

The Evansville Youth Wrestling Club is a nonprofit organization dedicated to the long-term development of student-athletes through athletics, mentorship, and structured programming. The Club's mission is to foster discipline, confidence, physical fitness, and positive life skills through the sport of wrestling.

Currently, the Club serves over 80 athletes from pre-kindergarten through middle school, including 32 active middle school wrestlers, demonstrating strong community engagement and sustained demand. In addition, the Club continues to mentor and support more than 25 high school-aged athletes as they progress in the sport, reflecting a consistent development pathway that begins at an early age and extends through advanced competition.

Despite its growth and impact, the Club currently operates without a permanent, dedicated facility. Practices and training sessions are conducted in shared or borrowed spaces, creating scheduling limitations and logistical challenges that restrict program consistency and future expansion.

3. Community Need Statement

- Middle school wrestlers currently must travel to Theodore Roosevelt Elementary School for practices, creating logistical challenges for families and the school district.
- The Evansville Youth Center property remains vacant and condemned, representing both a municipal liability and a missed opportunity for community revitalization.

This project addresses both challenges by repurposing an existing structure to support organized youth and student-athlete development while returning a dormant property to productive use.

4. Project Goals & Outcomes

Primary Goals

- Establish a permanent home for the Evansville Youth Wrestling Club.
- Provide dedicated training space for middle school wrestling programs.
- Support long-term athlete development through consistent, age-appropriate programming.
- Revitalize a condemned property into a productive community asset.

Measurable Outcomes

- Increased participation in youth, middle school, and high school wrestling.
- Improved athlete retention through clear development pathways.
- Reduced travel burden for student-athletes and families.
- Enhanced safety and consistency for practices.
- Long-term reuse and stewardship of an underutilized municipal property.

5. Youth Impact & Local Athlete Development

The Evansville Youth Wrestling Club has demonstrated a strong and sustained impact on youth development within the community. Each year, the club hosts numerous community events including a Tournament bringing over 1500 people into town, as well as golf outings, and other fundraiser events. Our club is growing and thriving.

One example that illustrates both the success of the program and the need for this project is Kolten Bollig, a current Evansville High School wrestler. Colton began wrestling through the Evansville Youth Wrestling Club as soon as he was eligible to register and has remained connected to the program throughout his development.

Today, in order to continue progressing in an increasingly competitive, year-round sport, Colton must travel over one hour each way to access club-level wrestling opportunities. While his commitment reflects the work ethic and discipline the Club strives to instill, it also highlights a significant barrier facing Evansville families. Without a local, dedicated training facility, continued athlete development often requires extensive travel that is not feasible for all participants.

The proposed Evansville Youth Wrestling Club Center directly addresses this challenge by providing a locally accessible, consistent training environment. It ensures that athletes who begin their journey in Evansville have the opportunity to continue developing here—without unnecessary travel, financial strain, or lost participation.

As wrestling continues to evolve, access to safe, structured, and reliable training environments is no longer optional; it is essential. This project ensures Evansville youth remain competitive, engaged, and supported within their own community.

6. Property Overview & Considerations

- The property is currently condemned and located within a designated historical district.
- The Club acknowledges the structural, regulatory, and financial challenges associated with rehabilitation.
- All rehabilitation efforts will comply with applicable building codes and historical preservation requirements.

The Club is committed to close coordination with the City and all relevant oversight agencies throughout the redevelopment process.

7. Phased Rehabilitation Plan (Grant-Ready)

Phase One – Acquisition & Stabilization

- Secure ownership of the property.
- Address immediate safety and security concerns.
- Conduct professional structural, environmental, and code compliance assessments.
- Prevent further deterioration of the building.

Phase Two – Structural Rehabilitation & Code Compliance

- Structural repairs and reinforcements.
- Utility system upgrades.
- Life-safety improvements.
- Coordination with historical preservation authorities.

Phase Three – Interior Build-Out & Program Activation

- Interior renovation for athletic use.
- Installation of wrestling mats, safety padding, and equipment storage.
- Completion of locker rooms and basic amenities.
- Activation of youth, middle school, and high school programming.



8. Financial Considerations & Grant Readiness

The Evansville Youth Wrestling Club operates as a nonprofit organization. Project funding will be pursued through a combination of:

- Youth development and athletics grants
- Community revitalization and historic preservation grants
- Local fundraising and private donations
- Potential municipal partnership opportunities

The Club respectfully requests the City's consideration of a purchase price and terms reflective of the property's current condition and the substantial public benefit created through its redevelopment.

9. Public Benefit & City Partnership Value

This project offers the City of Evansville:

- Rehabilitation of a condemned and underutilized property
- Reduced long-term municipal maintenance and liability
- Expanded youth, middle school, and high school athletic programming
- Strengthened school-to-community athletic partnerships
- Long-term stewardship by a mission-driven nonprofit organization

10. Readiness, Closing Statement & Formal Request

The Evansville Youth Wrestling Club is prepared to enter formal purchase negotiations, develop detailed rehabilitation budgets, secure professional assessments, and pursue grant funding immediately upon site control.

This proposal is not simply about acquiring a building—it is about investing in Evansville's youth, preserving community-based athletics, and transforming a vacant property into a lasting public asset.

The Evansville Youth Wrestling Club respectfully requests that the City of Evansville approve the sale of the Evansville Youth Center property under terms reflective of its current condition and the significant public benefit created through its redevelopment.

With City partnership, the Evansville Youth Wrestling Club Center will provide current and future generations of youth with a safe, structured environment to grow—athletically, personally, and as members of the Evansville community.

Utility 101

I. Billing

a. What does a normal month look like:

1. Readings for billing are pulled the 1st day of the month
2. Once the readings are imported, they are reviewed for errors, no read, rollovers etc.
3. Readings are transferred to billing, and non-metered services are added.
4. Billing Journal is calculated and checked for errors.
 - a. Once all checks are done and everything looks good, billing is imported to Info Send for printing.
 - b. Once the Info Send sample file is done it is also reviewed and approved for printing and mailing.
 - c. Billing Journal ran and billing is posted.
5. Once billing is closed the following is done:
 - a. GI Archive
 - b. Landlord Notices
 - c. Disconnection Notices.
6. After this we work on various other duties.

b. What does disconnects add to the workflow?

1. Depending on the time of the year, winter only disconnections are for Commercial Accounts.
2. From April 15-November 1st, this is our busiest time, for we can disconnect Residential customer as well for non-payment.
3. Noice are sent out after billing, we hand stuff the notices and mail them out. This can take most of the day.
4. Throughout the month we track payments and remove customers from the lists.
5. The day before disconnection, customers are called with a voice message reminding them to pay the past due or they will be disconnected the next day starting at 11am.
6. Final lists are given to crew for them to go out and disconnect services.
7. The week of disconnection is very busy with customers coming in to make payment or work out payment agreements.

II. Project Planning

a. Inventory

- i. Stock on hand
 - ii. Ordering inventory
 - b. Planning the job
 - i. Map drawing
 - ii. Bid written or job packet
 - iii. Material check/ order specific material
 - iv. Mapping of job- this is done before job is done then edited while construction is happening.
 - v. Completion report
 - vi. Job reconciliation
 - vii. Job close out
 - c. CIP planning
- III. Financial
 - a. Rate base method of cost recovery
 - i. Components
 - 1. Operating and Maintenance expenses
 - 2. Utility plant costs
 - a. Contributed vs non-contributed plant
 - b. Depreciation expense
 - c. PILOT
 - d. Return
 - ii. How it works
 - iii. How to build cash
 - b. Basic Cash requirements overview
 - c. Asset tracking
 - i. GIS
 - d. Debt financing vs cash financing
 - i. What to go into debt for vs paying cash
 - ii. Why capital project debt is good