

1. Please provide some personal background information: Name, Occupation, Community activities.

Tim Neubauer; Real Estate Agent with Century 21 Ace Realty

2. Please describe your background and qualifications for serving on the City Council, and explain the personal strengths and perspectives you would bring to the role?

I am a lifelong resident of Oshkosh, own multiple rental properties, work as a full time realtor and my wife and I own Studio708 in Oshkosh. Before working at the studio, or in real estate, I was a prison guard for 10 years in Oshkosh.

3. What are your top priorities for the City of Oshkosh, and how do you plan to achieve these goals as a member of the City Council?

My priority as a Common Council member will always be driven by the needs of the community, as determined through consistent engagement and data analysis. While I will bring my own policy insights and goals, these will be adapted based on public input. My personal accomplishments will be measured by how effectively I address community needs, such as sustainable infrastructure, economic vitality, and accessible city services. My role is to be a responsive representative, ensuring my work aligns with the long-term well-being and expressed will of Oshkosh residents.

4. Which areas of Oshkosh do you believe should be prioritized for economic growth, and what two or three key economic development initiatives would you champion on the City Council to support that growth?

(no response)

5. It has been reported that the City of Oshkosh is considering purchasing City Center. What role do you believe the City of Oshkosh should play in the redevelopment of City Center, and how should the city approach the potential relocation of City Hall as part of its long term capital improvement planning?

I question whether the tens of millions of dollars required for the purchase and subsequent rehabilitation are a responsible use of taxpayer funds, particularly in light of the closed-door negotiation process. The acquisition would remove an estimated \$140,000 annually from the tax

roll, which is a considerable decrease from previous years when the property contributed over \$300,000 prior to the reassessment. At this time, myself and the other candidates, do not have enough information on this topic to make well-informed comments, however, I do question it and am currently not for the city making that purchase. With more information and research, my opinion could change, as long as it would actually benefit the tax payers and not create another large financial burden.

6. Municipalities across Wisconsin are increasingly exploring Fee for Service models as a way to fund programs that have traditionally been supported through the annual property tax levy. Do you support a funding approach like this? If so, what current city services would be appropriately funded as a Fee for Service? If a new Fee for Service is imposed, should property taxpayers receive an equal, proportionate tax levy credit?

I would only support this initiative if it meant tax payers receive same and equal amount on their tax bill. I do not support any new fees or increases on top of the current property tax bill that citizens already have been paying. I think we've lost the trust of the citizens for us to adopt new ways of collecting fees, and decrease citizens tax bills, based off past practices.

7. The City created its stormwater utility in 2003 to manage runoff and comply with environmental regulations. Residential properties are charged for one Equivalent Runoff Unit (ERU), while non residential parcels pay based on the amount of impervious surface they contain. The fee has increased from \$19.10 per ERU in 2003 to \$243.84 in 2025, with a projected 1.1% increase in 2026. Do you find this rate of increase acceptable? Do you believe that similar increases over the next 20 years would be acceptable? Please share any ideas you have for controlling the long term growth of stormwater utility fees.

I don't find that acceptable one bit, without a thorough explanation of why the substantial increase. What service do we receive from this increase? It seems that our costs for everything keep rising while our services decrease. Without a deep dive into the issue from the inside, I cannot give a definitive idea to a long term solution.

8. Commercial properties in Oshkosh saw an average 22% increase in assessed values in 2025 following the latest reassessment process last year. This resulted in higher tax bills for many. In your opinion, is this acceptable

and what would be the best avenue for you as a city council member to communicate important issues such as this to taxpayers?

Typically I'm not in favor of raising taxes for anyone at this time. With an average of a 22% increase in values, I'd like to ask why the City Center had a assessed value of over \$11 million would see a decrease by 35% to 7.4 million? That is a \$200k decrease in tax revenue off of one property. Was this decrease made up by imposing increases on other properties?

9. With a low unemployment rate and strong local economy, many employers report difficulty attracting and retaining talent. What role should the city play in attracting new residents and ensuring that Oshkosh remains an appealing place to live and work?

The two complaints I personally hear the most are the high city taxes, and the crime. We have personally experienced both and it is very frustrating. While renovating our Victorian, we experienced over \$14k in theft, multiple break-ins (yes, we have cameras) and to this day, no one has been caught. The taxes are an ever increasing problem for us and our tenants, and with them practically doubling on us over the past few years, our rents have had to follow suite. Investors complain heavily about the inspections department and many of our friends avoid Oshkosh due to this alone.

10. A housing study completed for the City of Oshkosh in March 2022 projected that the city will grow by more than 3,200 residents by 2030, requiring the construction of nearly 1,700 new housing units. While Oshkosh has made meaningful progress, a significant gap remains. What do you see as the primary barriers to expanding the housing stock in Oshkosh? What steps would you take to support the development of additional workforce housing in the community?"

Currently, it is difficult to build a new construction home for less than about \$400k. If the city wants to encourage that many new homes, they need to consider homes that won't cost that much. For example, simpler, smaller homes on a slab or crawl space, although not ideal, would save quite a bit on a build. I often reference habitat for humanity and how they build homes here. With current interest rates, taxes and the cost of building, it makes it very difficult for most people to afford new construction.

11. If elected to the City Council, how would you support Oshkosh's business community and help create an environment where local employers can thrive?

Let's start with consistency in literally everything. If you allow one business a permit and another business comes in with a similar or identical business plan, they should automatically be allowed the same privileges as the other business. I just saw this happen a week or so ago at the last council meeting. The council members gave a permit to one business a few weeks ago for gambling machines and the second person came in with the same request and was denied. The only reason given was personal on behalf of the members who were voting no. We cannot treat some businesses with special treatment and deny the right to earn the same income to another.

Freedom to earn and freedom to keep that income is very important to me as a small business owner and landlord. Let's let businesses thrive here by encouraging them, approving them for what they need, and see how the city grows. More government restrictions is not the answer here.

12. What specific issue or challenge would you most like to address as a City Council member, and why is this issue particularly important to you?

I have talked often about the inspections department, city employees and how we treat the citizens of Oshkosh. The inspections department needs a complete overhaul, simplified to make it easier for landlords to make more improvements to their properties as well as home-owners. I have a lot of personal stories to back up the issues we have here. It has always felt like a fight anytime we try to do projects.

Secondly, but not less important, would be the issue of the over-spending and constant tax increases that all of Oshkosh is entirely sick of paying for. After going over the budget, page by page, I am made aware of a lot of gross overspending that should have never been approved. A specific example is the Go-Transit system. We have a "business" that is drastically in the red each year, and in 2 years, they want to build a nearly 50 Million dollar facility for something that is costing us nearly 12 million a year to fund? The bus tickets only bring in around \$200k a year, from my understanding. Is this really a good use of our money? Can a less expensive building be built? Valley Christian is building an entire High school for less than \$20 Million. This is just one example, but it brings up a lot of questions.

Again, my stance is for less bloated government and a drastic decrease in our spending. Give the people a break!