

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF STEVENS POINT

1300 Briggs Court, Stevens Point, WI 54481

ADMINISTRATIVE OFFICE:
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HI-RISE MANOR
MADISON VIEW
SCATTERED SITES
EDGEWATER MANOR

Tuesday, March 5, 2013, 12:00 PM
City Conference Room
1515 Strongs Avenue, Stevens Point, WI 54481

1. Roll call.

Discussion and possible action on the following:

2. Reports of the January 10, 2013 and January 23, 2013 meetings.
3. Resolution - Authorization to apply for, and accept if awarded, Wisconsin Department of Natural Resources Ready For Reuse Program Funds for environmental activities on the former CenterPoint MarketPlace site.
4. Authorization for the Executive Director to draft and release a single request for proposals, or multiple requests for proposals for the purchase/lease and redevelopment of the property located at 1101 CenterPoint Drive (former Duhnam's Sports), and the property located to the east of 1101 Centerpoint Drive.
5. Allowing the refinance of a mortgage for David and Autumn Lambert, 2015 Illinois Avenue.
6. Adjourn.



Memo

Michael Ostrowski, Director
Community Development Authority
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Ph: (715) 346-1567 • Fax: (715) 346-1498
mostrowski@stevenspoint.com

Community Development Authority of the City of Stevens Point

To: Community Development Authority Board of Directors
From: Michael Ostrowski
CC:
Date: 2/28/2013
Re: Agenda Item Summaries for March 5, 2013 CDA Board Meeting

1. Roll call.

Discussion and possible action on the following:

2. Reports of the January 10, 2013 and January 23, 2013 meetings.

The Board needs to approve the minutes from the prior meetings.

3. Resolution - Authorization to apply for, and accept if awarded, Wisconsin Department of Natural Resources Ready For Reuse Program Funds for environmental activities on the former CenterPoint MarketPlace site.

We are looking to apply for additional grant/loan funds for the purpose of assisting with assessment, remediation, and clean-up activities of environmental contamination on the former CenterPoint MarketPlace property. Grant funds would potentially cover 80% of eligible remediation/clean-up activities, up to \$200,000. The full amount would be requested. If grant funds cannot be awarded, the program also offers a zero percent loan program.

4. Authorization for the Executive Director to draft and release a single request for proposals, or multiple requests for proposals for the purchase/lease and redevelopment of the property located at 1101 CenterPoint Drive (former Dunham's Sports), and the property located to the east of 1101 Centerpoint Drive.

I would like to start an RFP process for the former Dunham's property, as well as the property to the east of the former Dunham's building. I would like to draft separate RFPs for the two areas, as it will give developers the opportunity to submit a proposal on one or both of the properties. If a purchaser/developer is interested in both areas, they could submit on both RFPs with a comprehensive plan for development of both properties.

I would recommend that we use a similar process and format for the RFP as we did for Edgewater Manor.



The above plan is used for illustration purposes only.

5. Allowing the refinance of a mortgage for David and Autumn Lambert, 2015 Illinois Avenue.

David and Autumn Lambert, 2015 Illinois Avenue, are looking to refinance their loan from a 30 year fixed 5.0% loan (original date January 2006) to a 30 year fixed 3.75% loan. The reason this is being brought before the Board is because the total loan amount will exceed the value of the property. An appraisal done in 2009 valued the property at \$81,600 and the estimated fair market value of the property is \$78,900.00. The proposed new loan amount would be \$84,904.87. The remaining balance on the bank loan is 65,955.00, with \$17,108.87 left on the City's portion. Please see the attached information provided by CAP Services.

6. Adjourn.

Report of the Community Development Authority of the City of Stevens Point

Thursday, January 10, 2013, 4:30 PM
Lincoln Center
1519 Water Street, Stevens Point, WI 54481

PRESENT: Chairperson Halverson, Alderperson Beveridge, Commissioner Hansen, Commissioner Molski, Commission Cooper, and Commissioner Onstad.

EXCUSED: Commissioner Adamski.

ALSO PRESENT: Executive Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Public Housing Manager Donna Bella, Maintenance Supervisor John Neidbalski, Senior Accountant Denice Scantlin, Resident Services Coordinator Mary Kampschoer, Alderperson Suomi, Alderperson Phillips, Alderperson Patton, Alderperson Slowinski, Patt Cornwell, Anita Bacon, Ron Bacon, Brenda Thompson, John Seramur, Brian Seramur, Jim Schertz, Ward Wolff, Janet Zander, Jeffrey May, Krista Mendyke, Edith Pankowski, Beverley Laycack, Sharon Boersma, and Carrie Freeberg.

INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Report of the December 4, 2012 meeting.
3. Approval of payments for November and December 2012.
4. Authorization to apply for Wisconsin Plant Recovery Initiative Assessment Monies (WAM) and approval of resolution for the same.
5. Consideration and possible action on the actions taken at the City Plan Commission meeting of January 7, 2013 relating to the following:
 - a. Review and recommendation on transferring and/or selling and/or assigning the rights to the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66) from the Community Development Authority of the City of Stevens Point to potential purchasers and developers.
 - b. Request from the Community Development Authority of the City of Stevens Point to approve the certified survey map for 1101 Centerpoint Drive (Parcel ID: 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66).
 - c. Request from the Community Development Authority of the City of Stevens Point to transfer unaddressed property located northwest of 1450 Water Street (Parcel ID: 2408-32-2019-35) from the City of Stevens Point to the Community Development Authority of the City of Stevens Point.
 - d. Review and recommendation on transferring and/or selling the property located at 1450 Water Street (Parcel ID 2408-32-2019-33) and the adjacent property in the above agenda item (Parcel ID: 2408-32-2019-35) from the Community Development Authority of the City of Stevens Point to potential purchasers and developers.
6. Accepting the transfer of an unaddressed property located northwest of 1450 Water Street (Parcel ID: 2408-32-2019-35) from the City of Stevens Point to the Community Development Authority of the City of Stevens Point.

7. Restructuring of Community Development Authority / Public Housing Authority.
 8. Motion to enter into closed session under Section 19.85(1)(e) of the Wisconsin Statutes for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and under Section 19.85(1)(c) of the Wisconsin Statutes for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, relating to:
 - a. Transferring and/or selling and/or assigning the rights to the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66), along with the approval of an offer to purchase and development agreement, to Shertz-Fahrner, LLC.
 - b. Transferring and/or selling the property located at 1450 Water Street, (Parcel ID 2408-32-2019-33), Edgewater Manor, and the property located northwest of 1450 Water Street (Parcel ID 2408-32-2019-35), along with the approval of an offer to purchase and development agreement, to Seramur Family Limited Partnership.
 - c. Consideration of review of Executive Director position for Housing Authority relating to current personnel.
 9. Reconvene into open session (approximately 30 minutes after entering into closed session) for possible action relating to the above.
 10. Authorization to pay for a feasibility study regarding the property located at 1101 Centerpoint Drive.
 11. Adjourn.
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1. Roll call.

Present: Halverson, Beveridge, Hansen, Molski, Cooper, and Onstad.

Not Present: Adamski

2. Report of the December 4, 2012 meeting.

**Motion by Commissioner Molski to approve the report; seconded by Commissioner Onstad.
Motion carried 6-0.**

3. Approval of payments for November and December 2012.

**Motion by Commissioner Cooper to approve the payments; seconded by Alderperson Beveridge.
Motion carried 6-0.**

4. Authorization to apply for Wisconsin Plant Recovery Initiative Assessment Monies (WAM) and approval of resolution for the same.

Director Ostrowski said that this is a grant for environmental assessment on the former Lullabye property.

Motion by Commissioner Molski to approve the authorization to apply for the grant along with the approval of the resolution; seconded by Commissioner Hansen.

Roll call:

- **Ayes – Halverson, Beveridge, Hansen, Molski, Cooper, and Onstad.**
- **Nays – None.**

Motion carried 6-0.

5. Consideration and possible action on the actions taken at the City Plan Commission meeting of January 7, 2013 relating to the following:
 - a. Review and recommendation on transferring and/or selling and/or assigning the rights to the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66) from the Community Development Authority of the City of Stevens Point to potential purchasers and developers.
 - b. Request from the Community Development Authority of the City of Stevens Point to approve the certified survey map for 1101 Centerpoint Drive (Parcel ID: 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66).
 - c. Request from the Community Development Authority of the City of Stevens Point to transfer unaddressed property located northwest of 1450 Water Street (Parcel ID: 2408-32-2019-35) from the City of Stevens Point to the Community Development Authority of the City of Stevens Point.
 - d. Review and recommendation on transferring and/or selling the property located at 1450 Water Street (Parcel ID 2408-32-2019-33) and the adjacent property in the above agenda item (Parcel ID: 2408-32-2019-35) from the Community Development Authority of the City of Stevens Point to potential purchasers and developers.

Chairperson Halverson indicated that this would be the time if residents would like to speak on any of these issues identified within the agenda item.

Jeff May, 21 Oakcrest, said he there seems to be more interest in the building located at 1450 Water Street and more information is needed. He said he looked at the building today and he saw both positives and negatives with the building. He would like to see the project postponed for 30 days to see if others have interest in it.

Edith Pankowski, 2331 Aspen Lane, Plover, said she cannot make a comment for or against this project because she does not have enough information. She said this is a complex issue and is moving very rapidly. She would like to see a 30 day extension to get more information and citizen input.

Krista Mendyke, 5538 Claret Court, said she supports the 30 day extension and said she met with the City and asked to be contacted because she had a genuine interest in the building, but she was never contacted. She just found out about this in the paper yesterday. She would like the ability to make an offer on the property.

Janet Zander, Aging and Disability Resource director, said she asks that we look at the tenants who live there and what happens to them, and the ones with vouchers. She would like to see some reassurance that they would have the ability to stay there. She has some thoughts on the offsite parking, specifically the parking lot across the street from the Lincoln Center, as it is used as an overflow lot.

Motion by Alderperson Beveridge to approve the actions taken by the Plan Commission; seconded by Commissioner Molski.

Commissioner Hansen asked why we need to have the Plan Commission provide a recommendation on these items. Director Ostrowski said that state statutes require that any time property is purchased or sold by a municipal body it requires that the Plan Commission provide a recommendation.

Mayor Halverson said that this item is only to accept or affirm the actions of the Plan Commission. This item does not authorize the sale or transfer of any property. That authorization would occur after the closed session.

Motion carried 6-0.

6. Accepting the transfer of an unaddressed property located northwest of 1450 Water Street (Parcel ID: 2408-32-2019-35) from the City of Stevens Point to the Community Development Authority of the City of Stevens Point.

Chairperson Halverson said this item is the Board accepting this piece of property, if the City authorizes the transfer.

Director Ostrowski said this is the property that is located north of the Edgewater property, where some of the parking lot is located on. The actual ownership is under the City.

Motion by Commission Molski to accept the transfer of land if the City chooses to transfer it to the CDA; seconded by Commissioner Onstad. Motion carried 6-0.

7. Restructuring of Community Development Authority / Public Housing Authority.

Mayor Halverson provided information on what a community development authority does, compared to a housing authority or redevelopment authority. He said that the CDA was kept around to deal with mall related issues and will need to be kept in place for the sale of Edgewater. He said the reason this item comes up now, is that there may be the possibility on the City side to combine the Assessor's Office with the Community Development Department, as the City Assessor has taken another position. The Community Development Department director would oversee the remaining two fulltime staff members in the Assessor's Office. If this occurs, the Community Development director would not have the time to oversee the housing authority component. If this would occur, we would likely recreate a separate housing authority. He said that if the CDA is dissolved and a redevelopment authority is not created, the overseeing of the housing trust funds, CWED, as well as the housing loans would go before the Finance Committee.

Mayor Halverson said one of the things that many people do not understand regarding the CDA, is that they act as a separate body, or a separate corporation. Because of this, it provides for a greater degree of insulation both politically and from a liability standpoint.

Attorney Molepske provided background on the CDA and the laws relating to its creation and function. He indicated that there are several good reasons to keep a CDA, mainly the financial liability protection that they provide. The CDA is a separate corporation. If we have a problem, it provides insulation. In addition, the CDA tries to take out the political arena, as the CDA handles the day to day decisions, and ultimately looks at what is best for the City as a whole. However, there are checks in the system. For example, if the CDA wants to purchase land, it has no money and therefore needs to get funding from the city. In addition, a comprehensive redevelopment plan needs to be approved by the city. There is still a lot of authority retained by the Common Council with having a CDA, just not the day to day stuff. Attorney Molepske said he has always tried to discourage the Mayor from getting rid of the CDA, because there are good reasons for keeping it. Attorney Molepske also explained the process for dissolving the CDA.

Chairperson Halverson said there are two reasons this is brought up: (1) the Common Council's decision on whether or not they want a CDA, and (2) staffing levels if staff from the Assessor's Office is under the Community Development Department.

No action was taken on this item.

8. Motion to enter into closed session under Section 19.85(1)(e) of the Wisconsin Statutes for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and under Section 19.85(1)(c) of the Wisconsin Statutes for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, relating to:
 - a. Transferring and/or selling and/or assigning the rights to the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66), along with the approval of an offer to purchase and development agreement, to Shertz-Fahrner, LLC.
 - b. Transferring and/or selling the property located at 1450 Water Street, (Parcel ID 2408-32-2019-33), Edgewater Manor, and the property located northwest of 1450 Water Street (Parcel ID 2408-32-2019-35), along with the approval of an offer to purchase and development agreement, to Seramur Family Limited Partnership.
 - c. Consideration of review of Executive Director position for Housing Authority relating to current personnel.

Motion by Alderperson Beveridge to enter into closed session; seconded by Commissioner Hansen.

Roll call:

- **Ayes – Halverson, Beveridge, Hansen, Molski, Cooper, and Onstad.**
- **Nays – None.**

Motion carried 6-0.

9. Reconvene into open session (approximately 30 minutes after entering into closed session) for possible action relating to the above.

Motion by Commissioner Cooper to enter into open session; seconded by Commissioner Onstad.

Roll call:

- **Ayes – Halverson, Beveridge, Hansen, Molski, Cooper, and Onstad.**
- **Nays – None.**

Motion carried 6-0.

Transferring and/or selling and/or assigning the rights to the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66), along with the approval of an offer to purchase and development agreement, to Shertz-Fahrner, LLC.

Motion by Commissioner Hansen to approve the sale of the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-

65 and 2408-32-2029-66), along with the approval of an offer to purchase and development agreement, to Shertz-Fahrner, LLC; seconded by Commissioner Cooper.

Mayor Halverson asked to allow minor modifications to the offer to purchase and the development agreement.

Director Ostrowski said that this agreement would also include the sale of the outlot to the south of the former Dunham's store, which would go to the end of the parking stalls once identified.

Commissioner Hansen and Commission Cooper were agreeable to the changes to the motion.

Roll call:

- **Ayes – Halverson, Beveridge, Hansen, Molski, Cooper, and Onstad.**
- **Nays – None.**

Motion carried 6-0.

Transferring and/or selling the property located at 1450 Water Street, (Parcel ID 2408-32-2019-33), Edgewater Manor, and the property located northwest of 1450 Water Street (Parcel ID 2408-32-2019-35), along with the approval of an offer to purchase and development agreement, to Seramur Family Limited Partnership.

Commissioner Cooper said the difficult part of this is the criticism about not putting this out on the open market and the tax credits, and that it is valid. However, when you look at the development agreement, the investment side is excellent. Commissioner Cooper said he toured the building and it needs work.

Motion by Commissioner Cooper to approve the transferring and/or selling the property located at 1450 Water Street, (Parcel ID 2408-32-2019-33), Edgewater Manor, and the property located northwest of 1450 Water Street (Parcel ID 2408-32-2019-35), along with the approval of an offer to purchase and development agreement, to Seramur Family Limited Partnership; seconded by Commissioner Molski.

Mayor Halverson asked to allow minor modifications to the offer to purchase and the development agreement.

Commissioner Cooper and Commission Molski were agreeable to the change to the motion.

Aldersperson Beveridge said he can see how people can be frustrated that it was not out on the open market, however, seeing the pictures and knowing the current vacancy rate at 35% this is a courageous move on the Seramur family's part for taking on this project. Because of the current condition of the building, he does not have the confidence that if we were to put it out on the open market that we would receive another offer that is as advantageous to the City as this one.

Roll call:

- **Ayes – Halverson, Beveridge, Hansen, Molski, Cooper, and Onstad.**
- **Nays – None.**

Motion carried 6-0.

No action was taken on agenda item 8c.

10. Authorization to pay for a feasibility study regarding the property located at 1101 Centerpoint Drive.

Chairperson Halverson said we entered into a memorandum of understanding with Schierl Companies to do a feasibility study that would look at moving their headquarters and a convince store to this location. Our share of the study is \$1,000.

Motion by Alderperson Beveridge to approve the payment for the feasibility study; seconded by Commissioner Hansen.

Roll call:

- **Ayes – Halverson, Beveridge, Hansen, Molski, Cooper, and Onstad.**
- **Nays – None.**

Motion carried 6-0.

11. Adjourn.

Meeting adjourned at 6:52 PM.

Chairperson

Date

Secretary

Date

Report of the Community Development Authority of the City of Stevens Point

Wednesday, January 23, 2013, 12:00 PM
City Conference Room
1515 Strongs Avenue, Stevens Point, WI 54481

PRESENT: Chairperson Halverson, Commissioner Adamski, Commissioner Hansen, Commissioner Molski, Commission Cooper, and Commissioner Onstad.

Excused: Alderperson Beveridge.

ALSO PRESENT: Executive Director Michael Ostrowski, Public Housing Manager Donna Bella, Economic Development Specialist Kyle Kearns, Maintenance Supervisor John Neidbalski , Alderperson M. Stroik, Alderperson Slowinski, Barb Jacob, Jim Mendyke, Krista Mendyke, Nancy Thiede, Janet Zander, and Sam Levin.

INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Allowing the refinance of a mortgage for Christopher and Tonya Kowalski, 619 Franklin Street.
3. Authorization to use a portion of the funds received from Marshfield Clinic, to construct the utilities as per the development agreement.
4. Authorization to use the remaining balance of the funds received from Marshfield Clinic to construct the parking lot and green area to the south of the former Dunham's building, east of Third Street, north of Main Street, and west of Shopko.
5. Authorization to use the funds received from the sale of the former Dunham's property and adjacent property to construct the parking lot and green area to the south of the former Dunham's building, east of Third Street, north of Main Street, and west of Shopko.
6. Authorization to apply for, and accept if awarded, Brownfield Remediation and additional Site Assessment Grant funds.
7. Determination of the future status of Edgewater Manor, including the potential selling, bidding, and/or marketing of the property.
8. Adjourn.

1. Roll call.

Present: Halverson, Adamski, Hansen, Molski, Cooper, and Onstad.

Not Present: Beveridge.

2. Allowing the refinance of a mortgage for Christopher and Tonya Kowalski, 619 Franklin Street.

Director Ostrowski stated that typically subordination agreements are reviewed at the staff level, however, due to the specifics and details surrounding this request, mainly the inclusion of

delinquent taxes, it is provided to the Board for their consideration. Furthermore, the request incorporates the escrow of taxes in a new loan with a lower interest rate.

Nancy Thiede, CAP services, commented on the applicant's financial stability at this time.

Commissioner Molski asked when the property was purchased, to which Nancy Thiede, CAP Services, responded it is unknown.

Motion by Commissioner Adamski approve the request to refinance the mortgage with the inclusion of delinquent taxes; seconded by Commissioner Hanson. Motion carried 6-0.

3. Authorization to use a portion of the funds received from Marshfield Clinic, to construct the utilities as per the development agreement.

Chairperson Halverson summarized the developer's agreement between the City and Marshfield Clinic.

Director Ostrowski said the estimated cost for the extension of utilities is \$40,000.

Motion by Commissioner Molski to authorize the use of a portion of the funds received from the Marshfield Clinic to construct the utilities as per the development agreement; seconded by Commissioner Onstad. Motion carried 6-0.

4. Authorization to use the remaining balance of the funds received from Marshfield Clinic to construct the parking lot and green area to the south of the former Dunham's building, east of Third Street, north of Main Street, and west of Shopko.

Motion by Commissioner Molski to authorize the use of a the remaining balance of the funds received from Marshfield Clinic to construct the parking lot and green area to the south of the former Dunham's building, east of Third Street, north of Main Street and west of Shopko; seconded by Commissioner Cooper. Motion carried 6-0.

5. Authorization to use the funds received from the sale of the former Dunham's property and adjacent property to construct the parking lot and green area to the south of the former Dunham's building, east of Third Street, north of Main Street, and west of Shopko.

Motion by Commissioner Molski to authorize the use of funds received from the sale of the former Dunham's property and adjacent property to construct a parking lot and green area to the south of the former Dunham's building, east of Third Street, north of Main Street, and west of Shopko; seconded by Commissioner Hanson. Motion carried 6-0.

6. Authorization to apply for, and accept if awarded, Brownfield Remediation and additional Site Assessment Grant funds.

Director Ostrowski reviewed the site assessment project funds that were already granted by the Wisconsin Economic Development Corporation (WEDC) and explained the potential for additional site assessment and brownfield remediation funds available through the WEDC.

Commissioner Hanson asked for a summary of the testing performed on the site thus far, to which Director Ostrowski responded by stating initial vapor and soils sampling has been performed.

Motion by Commissioner Adamski to authorize the application for and acceptance of, if awarded, Brownfield Remediation and additional Site Assessment Grant funds; seconded by Commissioner Hanson. Motion carried 6-0.

7. Determination of the future status of Edgewater Manor, including the potential selling, bidding, and/or marketing of the property.

Director Ostrowski said that the Finance Committee and Common Council denied the development agreement with Seramur Family Limited Partnership. Therefore, this item is being brought back to the Board for further consideration.

Commissioner Hanson displayed his interest to sell the property. Commissioner Molski added that sealed bids outlining improvements and project value should be taken. Chairperson Halverson responded by providing bid requirements, which include purchase price, use, added investment for renovations, proposed future value, parking accommodations, City incentives, financial guarantees, and current tenant accommodations.

Executive Director Ostrowski stated that if the CDA were to maintain ownership and remodel the building it would cost approximately \$1.8 million of borrowed money with at a likely interest rate of 2.5%-3%. He indicated that in the early years, the CDA may see some losses, but in later years, he projects that the CDA would likely make money.

Commissioner Adamski commented that he is in agreement to accept sealed bids with a time frame of no less than 30 days or up to 45 days. A letter of credit should also be submitted along with the bid.

Chairperson Halverson stated that for the building to be marketable, the senior restriction would most likely have to be lifted. Furthermore, he stated that if the property remains within the hands of the CDA, for the first 6 or 7 years all interest income earned off of the trust funds will be lost investment due to the renovation and remodel costs that the building requires.

Public Housing Manager Bella commented that she spoke with the head of the state's Division of Housing , as well as the Wisconsin Housing and Economic Development Authority in order to try to receive funds to subsidize the housing for Edgewater Manor, however was rejected by both because those funds are not available or the property and City do not qualify for them.

Chairperson Halverson cited the housing study, stating that it identified the need for public housing and provided recommendations as how to best provide that housing, mainly working with private the sector.

Director Ostrowski stated that we should at least provide 60 days for the submittal period, as it may take some time for potential purchasers to put together a response to the RFP.

Motion by Commissioner Molski to open a 60-day bid period, using the request for proposals method which would outline the submittal requirements of bid packages, for the purchase and redevelopment of the property known as Edgewater Manor; seconded by Commissioner Cooper. Motion carried 6-0.

9. Adjourn.

Meeting adjourned at 12:31 PM.

Chairperson

Date

Secretary

Date

Resolution # _____
Wisconsin Ready for Reuse Loan and Grant Program

Resolution of Community Development Authority of the City of Stevens Point

A RESOLUTION authorizing the submittal of a grant application for the former CenterPoint MarketPlace property (formerly, 1201 Third Court) by the Executive Director and the subsequent appropriation of Community Development Authority of the City of Stevens Point funds for a Wisconsin Ready for Reuse Grant.

WHEREAS, Community Development Authority of the City of Stevens Point recognizes that the remediation and redevelopment of brownfields is an important part of protecting Wisconsin's resources; and

WHEREAS, in this action the Community Development Authority of the City of Stevens Point has declared its intent to complete the Ready for Reuse Grant activities described in the application if awarded funds; and

WHEREAS, the Community Development Authority of the City of Stevens Point will maintain records documenting all expenditures made during the Ready for Reuse Grant period; and

WHEREAS, the Community Development Authority of the City of Stevens Point will allow employees from the Department of Natural Resources access to inspect the grant site or facility and grant records; and

WHEREAS, the Community Development Authority of the City of Stevens Point will submit a final report to the Department which will accompany the final payment request.

IT IS, THEREFORE RESOLVED THAT:

The Community Development Authority of the City of Stevens Point Board requests funds and assistance available from the Wisconsin Department of Natural Resources under the Ready for Reuse Program and will comply with state rules for the program; and

HEREBY AUTHORIZES the Executive Director to act on the behalf of the Community Development Authority of the City of Stevens Point to: submit an application to the State of Wisconsin for financial aid for Ready for Reuse Grant purposes, sign documents, and take necessary action to undertake, direct, and complete approved grant activities.

Adopted this 5th day of March, 2013

By a vote of: ____ in favor, ____ opposed, and ____ abstain

BY: _____

Michael Ostrowski, Executive Director
Community Development Authority of the City of Stevens Point

Michael Ostrowski

From: Kris Pethick <kpethick@capmail.org>
Sent: Thursday, February 28, 2013 9:20 AM
To: Michael Ostrowski
Subject: Subordination request
Attachments: Lambert, David.xls

Hello Michael. Please see attached spreadsheet. This review is indicating that the property is not eligible for subordination, but that is because of a reduction in property value since they originally applied. At time of application (1/9/06), property was valued at \$88,400. They are doing a VA streamline refi, so a new appraisal is not required, they are basing the value on an appraisal done in 1/30/09, the last time they refinanced.

With the reduction in interest rate for this refi, I think it will put the City in a better position. I do not think a new appraisal will be beneficial, I recently had one done myself and the value dropped quite a bit due to the market.

Let me know if this can be approved by you/the Mayor, or if it has to go to the Housing Committee. Thanks.

Kris Pethick, Assistant Director of Housing
kpethick@capmail.org
715/343-7142 (office)
715/340-1154 (cell)
715/343-7178 (fax)

CAP Services - Transforming People and Communities

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Subordination Request Information

Date: 2/28/2013

David & Autumn Lambert
2015 Illinois Ave
Stevens Point, WI, 54481

Original Loan Amount(s): \$70,450.00

Amount(s) Due on Original Loan: \$65,955.60

Original Term: 30 year fixed

Original Interest Rate: 5.000%

Proposed Loan Amount: \$67,796.00

Proposed Term: 30 year fixed

Proposed Interest Rate: 3.750%

Proposed Loan Payouts: \$65,955.60 US Bank
\$1,840.40 Closing costs

TOTAL \$67,796.00

Cash Out: \$0.00

Cash out to be used for:

Property Value from Appraisal: \$81,600.00

Date of Appraisal: 1/30/2009

Assessed Value: \$78,900.00 Est FMV

Proposed Liens on Property: \$67,796.00 US Bank
\$17,108.87 City of Stevens Point
\$84,904.87

NOT ELIGIBLE FOR SUBORDINATION