

**FINANCE COMMITTEE
APRIL 8, 2013 AT 6:56 P.M.
LINCOLN CENTER – 1519 WATER STREET**

PRESENT: Alderpersons Beveridge, R. Stroik, Slowinski, O'Meara and M. Stroik

ALSO

PRESENT: Mayor Halverson; C/T Schlice; Clerk Moe; Ald. Moore, Wiza, Trzebiatowski, Suomi, Patton, Phillips; Directors Lemke, Schrader, Ostrowski, Schatschneider; Asst. Police Chief Zenner; Fire Chief Kujawa; Deputy C/T Freeberg; Kelley Pazdernik; Brandi Makuski; Kevin Lu; Gene Kemmeter; Barb Jacob; Mike Wimme; Jamie Klasinski; Larry Lee; Janet Zander; George Doxtator; Kris Pethick

ITEM #1 – APPROVAL AND AWARD OF SERVICES TO PERFORM ORGANIZATION NEEDS ANALYSIS AND FACILITIES SPACE UTILIZATION ASSESSMENT FOR CITY HALL – MID-STATE BUILDING.

Director Ostrowski stated that the RFP for the City Hall study back in February and proposals were due back March 15. We received 12 proposals, of which 11 were valid. The fees ranged from \$19,000 - \$98,000. Bray came in second lowest as \$24,000 and they scored 92.2 out of 100 points. The reviewing body was comprised of Directors Ostrowski, Schatschneider, McGinty and Schrader, along with Police Chief Ruder.

Ald. M. Stroik questioned if we have ever used them before. Director Ostrowski stated not to his knowledge. He did call references and has received a lot of positive feedback.

Ald. O'Meara stated he thought they had a responsive and decent proposal but he was concerned about whether the contract would be reviewed because AIA standard contracts are very one sided. Mayor Halverson stated we do watch AIA very carefully, especially from an arbitration perspective.

Motion made from Ald. O'Meara, seconded by Ald. M. Stroik to approve and award the services to Bray Architects in the amount of \$24,000 plus reimbursable expenses, to perform organization needs analysis and facilities space utilization assessment for City Hall at the Mid-State Building.

Ayes: All

Nays: None

Motion carried.

Ald. Suomi stated her concerns over reimbursable expenses and areas that confused her throughout the contract.

Ald. Moore questioned what account the money for this to come from. C/T Schlice replied contingency.

ITEM #2 – AMENDMENT TO CAP SERVICES AGREEMENT.

Director Ostrowski stated they had met with the State Department of Administration regarding the fee structure for the CDBG and revolving loan programs. They would like to change the way the fee structure is set up, changing it from a percentage to a flat fee. He stated overall it is very similar to the current 10% that they were receiving as it will be more on the lower loans and less on the higher loans so almost a wash.

Motion made by Ald. R. Stroik, seconded by Ald. O'Meara to approve the amendment to the CAP Services agreement.

Ayes: All

Nays: None

Motion carried.

ITEM #3 – APPROVAL OF PAYMENT OF CLAIMS.

Motion made by Ald. Slowinski, seconded by Ald. O'Meara to approve the payment of claims in the amount of \$2,257,125.35.

Ayes: All

Nays: None

Motion carried.

ITEM #4 – PRESENTATION BY KLAS PROPERTIES – MEDICAL COMPLEX N. DIVISION STREET – OLD COOPER MOTOR SITE.

Mike Wimme, KLAS Properties, gave a presentation on a 3.1 million dollar complex they would like to construct on the old Cooper Motor site located at 532 Division Street. They are requesting pay-as-you-go financing based on a 100% TIF increment reimbursement of \$750,000 over a 10 to 15 year period to construct a Medical/Dental professional building, with the anchor being a Pediatric Dental office. He stated it would bring in 10 new jobs. He also stated that subsequent phases would include other related medical facilities and reach to the south and west.

Ald. O'Meara questioned the 40 foot driveway, stating it is not enough room to pull in off Division Street. He said it is going to cause a backup on Division Street that is unacceptable.

Mike Wimme stated he would address the concern with the developer.

ITEM #5 – ADJOURNMENT INTO CLOSED SESSION (AT APPROXIMATELY 6:50 P.M.) PURSUANT TO WISCONSIN STATUTE 19.85(E) TO CONFER WITH LEGAL COUNSEL WITH RESPECT TO DEVELOPERS AGREEMENT NEGOTIATIONS – MEDICAL COMPLEX – N. DIVISION STREET (OLD COOPER MOTOR SITE).

Motion made by Ald. Slowinski, seconded by Ald. M. Stroik to adjourn into closed session pursuant to Wisconsin Statute 19.85(e).

Ayes: Ald. Beveridge, R. Stroik, Slowinski, O'Meara and M. Stroik Nays: None
Motion carried.

Adjournment in closed session at 7:50 P.M.