

## SPECIAL COMMON COUNCIL MEETING

Lincoln Center  
1519 Water Street

December 9, 2013  
7:15 p.m.

1. Roll Call.

Consideration and Possible Action on the Following:

2. A Resolution Authorizing and Providing for the Sale and Issuance of \$2,105,000 Taxable General Obligation Promissory Notes, Series 2013C, and All Related Details.
3. A Resolution Authorizing and Providing for the Sale and Issuance of \$780,000 General Obligation Promissory Notes, Series 2013D, and All Related Details.
4. Resolutions Relating to the Dissolution of the Community Development Authority and Re-creation of a Separate Redevelopment Authority and Housing Authority (discussion only).
5. Adjournment.

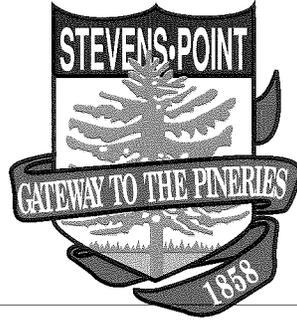
Individuals should not expect to engage in discussion with members of the City Council or City staff.

Any person who has special needs while attending these meetings or needing agenda materials for these meetings should contact the City Clerk as soon as possible to ensure a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569, TDD #346-1556, or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during the regular business hours from 7:30 A.M. to 4:00 P.M.



City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481-3594  
FAX 715-346-1530



**Andrew J. Halverson**  
**Mayor**  
715-346-1570

Alderspersons:

As part of the change in the Assessor's Office to contract with a private assessor and bringing department operations under the Community Development department, it was indicated that the CDA would likely be dissolved.

In addition, I feel there is a need to separate redevelopment operations and public housing operations. These two operations are the main functions of the CDA. However, having these functions combined under one entity, the CDA, often causes confusion and misunderstanding. By splitting them into a separate redevelopment authority and housing authority, it will hopefully reduce some of the confusion and present a clear role for each Authority.

The separation of the assets will be vital to maintain the aforementioned separation and legal responsibilities respectively. I am recommending to you that we proceed in exactly that direction under the following structure based on State Law.

Specifically:

- Redevelopment Authority
  - Edgewater Manor
  - Housing Trust Funds, CDBG, and other revolving loan funds
  - All CDA owned property (e.g. 101 Centerpoint Drive, 1017 Third Street, etc.), **EXCEPT** current public housing units (Hi-Rise, Madison View, and Scattered Sites) and the Mason Street garage.
  - All standard blight elimination requirements and obligations under contracts and agreements relating to redevelopment.
  
- Housing Authority
  - Hi-Rise, Madison View, and Scattered Site properties
  - Staff and capital related to public housing units.

A formal balance sheet will identify which assets and liabilities would go with each authority at the time of dissolution of the CDA.

In addition, the redevelopment authority would take on the following duties:

- Oversee housing rehabilitation loans and grants.
- Oversee housing trust funds, as well as the related interest and investments.
- Serve as the Central Wisconsin Economic Development Fund (CWED) local review body.
- Oversee management and operation of Edgewater Manor.

- Serve as the body for City redevelopment matters.

The reason that a redevelopment authority would be recreated is that Wisconsin State Statutes is as follows:

---

*66.1333(3)(a)1. It is found and declared that a redevelopment authority, functioning within a city in which there exists blighted areas, constitutes a more effective and efficient means for preventing and eliminating blighted areas in the city and preventing the recurrence of blighted areas. Therefore, there is created in every city with a blighted area a redevelopment authority, to be known as the "redevelopment authority of the city of ....". An authority is created for the purpose of carrying out blight elimination, slum clearance, and urban renewal programs and projects as set forth in this section, together with all powers necessary or incidental to effect adequate and comprehensive blight elimination, slum clearance and urban renewal programs and projects.*

Perhaps even more important is the fact that a redevelopment authority maintains city liability protection.

The administration of the Housing Authority would be the Board's responsibility through an executive director, and the staff support responsibility to the Redevelopment Authority would rest with the Community Development Director. Membership of the Redevelopment Authority would have seven members and the Housing Authority would have five as outlined and required by law.

Please call the City Attorney 715-346-1695 or myself 715-346-1570 or the Community Development Direction 715-346-1568 with any questions.

Best Regards,



Andrew J. Halverson, Mayor

## RESOLUTION

**WHEREAS**, the Common Council of the City of Stevens Point and the Community Development Authority (CDA) of the City of Stevens Point deem it in the best interest of the City of Stevens Point that the Community Development Authority (CDA) be dissolved and that a separate Housing Authority and Redevelopment Authority be created to perform the duties and obligations of the Community Development Authority (CDA);

**NOW THEREFORE BE IT RESOLVED**, that pursuant to Wisconsin Statutes § 66.1335, the Community Development Authority (CDA) of the City of Stevens Point is hereby dissolved.

**BE IT FURTHER RESOLVED**, that unsanitary or unsafe inhabited dwelling accommodations exist in the City of Stevens Point and that there is a shortage of safe or sanitary dwelling accommodations in the City of Stevens Point available to persons of low income at a cost they can afford.

**BE IT FURTHER RESOLVED**, that pursuant to Wisconsin Statutes § 66.1201, there is hereby established a public body corporate and politic to be hereafter known as the Housing Authority of the City of Stevens Point.

APPROVED: \_\_\_\_\_  
Andrew J. Halverson, Mayor

ATTEST: \_\_\_\_\_  
John V. Moe, City Clerk

Dated: December \_\_, 2013

Adopted: \_\_\_\_\_, 2013



## RESOLUTION

**WHEREAS**, the Common Council of the City of Stevens Point and the Community Development Authority (CDA) of the City of Stevens Point deem it in the best interest of the City of Stevens Point that the Community Development Authority (CDA) be dissolved and that a separate Housing Authority and Redevelopment Authority be created to perform the duties and obligations of the Community Development Authority (CDA);

**NOW THEREFORE BE IT RESOLVED**, that there exists within the City of Stevens Point a need for blight elimination, slum clearance and urban renewal programs and projects, and the Redevelopment Authority of the City of Stevens Point is therefore created pursuant to Wisconsin Statutes § 66.1333(3)(a)(1).

**BE IT FURTHER RESOLVED**, that pursuant to Wisconsin Statutes § 66.1333(3)(a)(3), the Common Council of the City of Stevens Point hereby directs the Mayor of the City of Stevens Point to appoint seven residents of the City of Stevens Point to serve as Commissioners of the Redevelopment Authority.

APPROVED: \_\_\_\_\_  
Andrew J. Halverson, Mayor

ATTEST: \_\_\_\_\_  
John V. Moe, City Clerk

Dated: December \_\_, 2013

Adopted: \_\_\_\_\_, 2013